

645 Hickory Cove Road, Rogersville, TN 37857

\$299,900 · MLS #9997027 · www.brphomes.com/mls/9997027



18

ACRES

Property Facts

Property Type: Land

Status: Active

Lot Acreage: 18

City Taxes: \$0

County Taxes: \$254.18

Elementary School: Joseph Rogers

Middle School: Rogersville

High School: Cherokee

Description

Rare opportunity to own approximately 18 beautiful acres in the heart of East Tennessee, currently enrolled in the Greenbelt Program, offering potential tax savings while preserving the property's agricultural and rural character. Whether you're looking for a working farm, a homestead, recreational property, or a place to build your dream home, this versatile property offers endless possibilities.

The land features a combination of open pasture and usable acreage, making it well-suited for livestock, horses, farming, gardening, or simply enjoying the privacy and beauty of country living. Existing improvements include a traditional barn,

milk barn, and a detached two-car garage, providing valuable infrastructure for agricultural operations, equipment storage, workshops, or hobby farming.

With its expansive acreage and established farm buildings, this property offers the opportunity to continue its agricultural heritage or transform it into the rural retreat you've always envisioned. The wide-open spaces provide room for additional structures, recreational activities, trails, hunting opportunities, or future development, subject to local regulations.

A trailer currently located on the property will need to be removed, creating a blank canvas for future improvements and allowing the next owner to maximize the property's full potential.

Properties of this size with existing farm infrastructure and Greenbelt status are becoming increasingly difficult to find. Enjoy the peace and tranquility of country living while still maintaining convenient access to nearby amenities, schools, shopping, and major roadways.

Bring your animals, equipment, and dreams--645 Hickory Cove is ready for its next chapter. Schedule your private showing today and experience the possibilities this exceptional 18-acre property has to offer!

Information from 3rd party sources deemed reliable, but not guaranteed. Buyer/Buyer's agent to verify all prior to closing.

Features & Amenities

EXTERIOR

Barn(s) • Commercial • Dirt • Farm • Garage(s) • Gravel • Greenbelt • Hunting • Level • Mountain(s) View • Pasture • Pasture View • Residential • Rolling Slope

OTHER

Above Average Condition • Electricity Connected • Horses Permitted • Livestock Permitted • Manufactured Home Permitted • Natural Gas Connected • Poultry Permitted • Public Water • Septic Tank Sewer • Water Connected • Well Water

Listing courtesy of Crye-Leike Realtors



SCAN TO VIEW ONLINE
www.brphomes.com/mls/9997027