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Tbd 4915 Hwy 11w Road, Rogersville, TN 37857

$1,200,000 · MLS #9997268 · www.brphomes.com/mls/9997268



94.9
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 94.9
City Taxes: $0
County Taxes: $0
Elementary School: Hawkins
Middle School: Rogersville
High School: Cherokee

Description

Discover 94.9 beautiful acres of rolling East Tennessee UNRESTRICTED countryside just outside the city limits of historic Rogersville. This exceptional tract offers a rare combination of open pasture, wooded acreage, and a year-round creek, creating the perfect setting for a working farm, recreational retreat, hunting property, or future homestead. It is a perfect family compound extraordinaire. Big Creek which is a very pristine creek that is actually one of the water sources for Rogersville flows through and borders the property. Hundreds of feet along the creek provide recreational opportunities including fishing, wading and camping. The property includes two older barns, an attached shed, and a separate implement shed providing valuable storage and agricultural infrastructure. With no residence currently on the property, buyers have the freedom to design and build according to their own vision. Many potential home sites on the property can be established without being in view of other home sites. It's one of the largest and few remaining farms in Hawkins County. It's located just off one of the most fertile valleys for agriculture in the county. Enjoy abundant wildlife, scenic mountain and valley views, and the peaceful privacy that only a large acreage tract can

provide. Whether you're looking to raise livestock, establish a family farm, create a hunting getaway, or invest in Tennessee land, this property offers unlimited possibilities. FIBER OPTIC INTERNET. While it's in the country and totally unrestricted, the property connects with Hwy 11W and is minutes from Historic Rogersville with its small-town atmosphere and close-knit community. Downtown features locally owned shops, restaurants, festivals, classic car events, and seasonal celebrations like Heritage Days. There are several parks in Rogersville and Hawkins County. Cherokee Lake and the Holston River are within a 15 minute drive. The Great Smoky Mountains, Dollywood, Bristol Motor Speedway, Gray Fossil Site & Museum and the Birthplace of Country Music are an hour away. Make your move to peaceful East Tennessee. Information deemed reliable but not guaranteed. Buyer/buyer's agent to verify all information.

Features & Amenities

EXTERIOR

4 Lane Road • Barn(s) • Creek/Stream View • Farm • Flood Zone • Greenbelt • Highway • Level • Mountain(s) View • Pasture • Pasture View • Paved • Residential • Resort/Vacation • Rolling Slope • Secluded • Shed(s) • Unimproved

OTHER

Above Average Condition • Aerial • At Road Water • Cable Available • Crop Land • Electricity Available • Fencing - Total • Fiber Available • Flood Zone Easements • Horses Permitted • Leased • Livestock Permitted • Manufactured Home Permitted • Phone Available • Poultry Permitted • Site Built Permitted • Survey • Water Available

Listing courtesy of Cynthia Bundren Jackson Realty

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9997268