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1630 115ac Silver City Road, Whitesburg, TN 37891

$2,500,000 · MLS #9997413 · 2 bed / 1 bath · www.brphomes.com/mls/9997413



2	1	1,080	1940	115
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1940
Lot Acreage: 115
Above Grade Sq Ft: 1,080
Lot Dimensions: 114.92 Acres

City Taxes: $0
County Taxes: $1,698.22
Basement Sq Ft: 0
Garage Sq Ft: 0
Elementary School: Whitesburg
Middle School: East Ridge
High School: East High

Description

115± Acres, Lightly Restricted- Buy the Whole Farm or Build Your Piece | 1630 Silver City Rd, Whitesburg, TN Live water. Quality Soil. And lightly restricted to tell you what you can't do. One farm. Many ways to own it -- whole, or by the tract from five acres up.

Fiber at the house, three-phase available, and a fresh survey in hand.
Some farms you measure in acres. This one you measure in possibility. 1630 Silver City Road is 114.92 surveyed acres of gently rolling East Tennessee pasture in Whitesburg, Hamblen County -- open, productive, and lightly restricted. Zoned agricultural (A-1), with a fresh 2026 boundary survey already completed, this is a rare blank canvas backed by real infrastructure and even rarer flexibility: the owners will sell it whole or divide it into tracts of five acres or more.

Walk it and the quality shows. The ground is mostly open grass and hayfield; soils here rate a 63.3 NCCPI, roughly 40% above the Hamblen County average, with mature hardwoods framing the edges and a spring-fed pond anchoring the middle. Big Spring Branch brings live water, and frost-free livestock waterers are already set, with the whole place fenced and ready to run cattle or horses. It sits entirely in FEMA Zone X, with minimal flood hazard, clean for lending and insurance, and ideal for building.

The infrastructure is what sets it apart. Public water is at the road, fiber internet reaches the home, and three-phase power is available -- a serious advantage for any working ag operation, shop, or commercial-ag use. A 1,080 sq ft farmhouse is livable now, and multiple barns and outbuildings -- including two newer 40×60 sheds- give you cover and storage from day one.

Then there's the access. The farm has paved frontage on two roads, Silver City and Beacon Light, which is exactly why the tract option is so powerful. Whether you're a cattleman wanting it all, a family looking for one perfect mini farm, an equestrian needing room to ride, or an investor who sees the division play, there's a way here to own what fits you. You're minutes from Whitesburg schools, a short drive to Morristown, and within about an hour of Virginia, Kentucky, and North Carolina. Ranch it, farm it, run horses, plant row crops, build your homestead, or carve and sell tracts -- the land is yours to direct.
This is the kind of land that doesn't sit and doesn't come back around. Come walk it with me.
Whole or by the tract -- but the soils, water, and frontage don't get divided in quality.
Lightly restricted land with fiber and three-phase, an hour from three states. Your move.
I'll walk every line and marker with you. Boots on the ground, every time.
Call or text to walk the farm, see the survey, or talk tract options. Out of state? I handle remote and mail closings routinely -- distance is not a problem.

Features & Amenities

INTERIOR

Drywall Walls • Electric Dryer Hookup • Electric Heating • Insulated Windows • One-Level • Plank Flooring • Wall Unit(s)

EXTERIOR

Asphalt Roof • Back Yard Fencing • Barn(s) • Block Foundation • Bungalow • Covered Porch/Patio • Farm Pond Lot • Front Yard Fencing • Full Fencing • Garden • Gravel • Mountain(s) View • Outbuilding • Part Wooded Lot • Pasture • Pasture Fencing • Pasture Lot • Rolling Slope Lot • Shed(s) • Wood Siding Exterior

OTHER

Above Average Condition • Electricity Connected • Fiber Available • Phone Available • Power Line Easements • Septic Tank Sewer • Water Available • Well Water

Listing courtesy of Clinch Mountain Realty & Auction Co.

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9997413