

0 Appian Road, Bybee, TN 37713

\$99,900 · MLS #9997225 · www.brphomes.com/mls/9997225



6.24
ACRES

Property Facts

Property Type: Land

Status: Active

Lot Acreage: 6.24

City Taxes: \$0

County Taxes: \$137.56

Elementary School: Out Of Area

Middle School: Out Of Area

High School: Out Of Area

Description

This 6.24-acre parcel on Appian Road in Bybee, combines the best of both worlds: mostly cleared, level to gently rolling pasture ready for immediate use, surrounded by a natural wooded buffer that provides privacy and creek frontage along two boundaries. A creek borders multiple sides of the property, offering year-round water, wildlife habitat, and a natural

scenic edge that can't be built over. The topo is gentle -- the majority of the acreage sits at a consistent grade ideal for a home site, barn, garden, or animal pasture without the cost of major earthwork. Electric service and public water are available at the road. With no deed restrictions and no HOA, the options here are as open as the land itself. Build a primary residence on the cleared acreage with wooded creek banks as your backyard. Establish a hobby farm or homestead. Use it as a weekend retreat or recreational getaway in the heart of Cocke County. The combination of open pasture, creek frontage, and utility access makes this parcel far more usable than raw wooded land at a comparable price.

Location adds even more appeal. Dollywood and the Great Smoky Mountains National Park are approximately 30 minutes away. Cades Cove is roughly 1.5 hours southwest. Newport is minutes away for everyday essentials. Morristown, with hospitals, shopping, and major retailers, is approximately 35 to 40 minutes north. At \$99,900 for 6.24 unrestricted acres with cleared pasture, creek frontage, a wooded perimeter, and utilities available at the road, this tract offers exceptional value in a market where buildable East Tennessee land is increasingly hard to find.

Features & Amenities

EXTERIOR

Cleared Lot • Gravel • Level • Lot/Tract • Public Maintained Road • Residential • Unimproved

OTHER

Aerial • At Road Water • Electricity Available • Livestock Permitted • Manufactured Home Permitted • Modular Permitted • Poultry Permitted • Site Built Permitted • Spring Water • Topo Map • Water Available

Listing courtesy of REMAX Real Estate Ten of Morristown



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