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116 Eggers Branch Road, Trade, TN 37691

$684,900 · MLS #9997944 · 3 bed / 2 bath · www.brphomes.com/mls/9997944



3	2	2,103	1887	17.96
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1887
Lot Acreage: 17.96
Above Grade Sq Ft: 2,103
Lot Dimensions: 782,334

City Taxes: $0
County Taxes: $827.65
Basement Sq Ft: 0
Garage Sq Ft: 1,248
Elementary School: Roan Creek
Middle School: Johnson Co
High School: Johnson Co

Description

Historic 1887 Family Farm - Nearly 18 Acres of Timeless Tennessee Beauty

Step into a rare opportunity to own a piece of local history. This remarkable working cattle farm has been lovingly cared

for by the same family for seven generations since 1887. Rich in heritage and surrounded by the peaceful beauty of the countryside, this nearly 18-acre property offers endless possibilities for farming, homesteading, investment, or creating your own family legacy.

The land features gently rolling pastures, a picturesque creek, and ample space for livestock, horses, gardens, or recreation. Multiple outbuildings provide practical storage and workspace, while two barns--including a stunning historic wormy chestnut barn--showcase the property's authentic character and agricultural roots.

The main residence offers 3 bedrooms and 2 bathrooms, providing comfortable country living with views of the surrounding farmland. A separate studio apartment that is currently rented, creating an excellent income-producing opportunity. There is also a mechanic shop with a double bay garage.

Whether you're searching for a working farm, a multi-generational homestead, or a unique investment property with historic charm, this exceptional estate offers a combination of history, functionality, and natural beauty that is increasingly difficult to find.

Don't miss your chance to own a farm where generations have lived, worked, and created lasting memories. Schedule your private showing today and experience the charm and possibilities this one-of-a-kind property has to offer.

Please call Lauren Martin the listing agent to set up showings. Must have proof of funds or pre approval to show. 24 hour notice required.

All information herein deemed reliable but not guaranteed. Buyer/Buyer's agent to verify any and all information.

Features & Amenities

INTERIOR

Apartment • Baseboard Heating • Built-In Electric Oven • Carpet Flooring • Ceiling Fan(s) • Dishwasher • Drywall Walls • Fireplace Heating • Garage Apartment • Generator • Hardwood Flooring • Laminate Flooring • Microwave • Paneling Walls • Pellet Stove Heating • Plaster Walls • Primary Bathroom • Primary Bedroom • Primary Downstairs • Propane Heating • Refrigerator • Two-Level • Vinyl Flooring • Walk Up Attic • Washer • Window Unit(s) • Wood Walls • Workshop

EXTERIOR

Above Ground • Aluminum Siding Exterior • Barn(s) • Cleared Lot • Creek/Stream View • Detached • Driveway • Farm House • Farm Pond Lot • Front Patio • Front Porch • Garage(s) • Garden • Gravel • Guest House • Kennel/Dog Run • Level Lot • Metal Roof • Metal Siding Exterior • Mountain(s) View • Outbuilding • Part Wooded Lot • Pasture • Pasture Fencing • Pasture Lot • Pool House • Porch • Poultry Coop • Rear Patio • Rear Porch • RV/Boat Storage • Second Garage • Second Residence • Shed(s) • Single Wide • Sloped Lot • Stable(s) • Storage • Vinyl Siding Exterior • Wood Siding Exterior

OTHER

Average Condition • Electricity Connected • Phone Connected • Septic Tank Sewer • Spring Water • Water Connected

Listing courtesy of Greater Impact Realty Kingsport

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9997944