

104 Crabtree Road, Roan Mountain, TN 37687

\$375,000 · MLS #9998292 · www.brphomes.com/mls/9998292



17.59
ACRES

Property Facts

Property Type: Land

Status: Active

Lot Acreage: 17.59

City Taxes: \$0

County Taxes: \$570.62

Elementary School: Cloudland

Middle School: Cloudland

High School: Cloudland

Description

Exceptional opportunity to own 17 unrestricted acres in the heart of the Appalachian Highlands of Roan Mountain, TN. You can create your dream mountain retreat, homestead, or mini farm. Much of the groundwork has already been completed with extensive infrastructure in place, including a large metal garage multiple outbuildings, dual grid-connected power poles, and 1 Gig fiber internet service. The property features cleared building site, gentle slopes, wooded ridge lines, deeded water rights, a seasonal spring-fed creek, and a rainwater catchment system. A poured foundation is already in place for the optional ELoghomes Aspen log cabin kit (approximately 1,458 sq.ft., 3 bedrooms, 2 baths), allowing you to bring your vision to life with ease. Approximately 5

Acres border the Cherokee National Forest, providing direct access to thousands of acres of hiking, hunting, and outdoor recreation. Additional features include Garage, Kitchen, Shed, RV pad, Chicken coop, and house kit. A rare opportunity to own a property where the infrastructure is already in place and the possibilities are endless. Whether you're dreaming of a Homestead, Mountain retreat, Mini Farm, or private estate, this property is ready for your vision. CHECK OUT WESITE; Sunshinemountainfarms.com

Features & Amenities

EXTERIOR

2 Lane Road • Creek/Stream View • Farm • Garage(s) • Highway • Hunting • Kennel/Dog Run • Lot/Tract • Mountain(s) View • Mountainous • Outbuilding • Poultry Coop • Private Maintained Road • Public Maintained Road • Rail Siding • Residential • RV/Boat Storage • Secluded • Shed(s) • Sloped • Wooded

OTHER

Aerial • Average Condition • Cable Available • Electricity Available • Fiber Available • Horses Permitted • Livestock Permitted • Modular Permitted • Perc Test • Poultry Permitted • Power Line Easements • Propane • Site Built Permitted • Soil Test • Spring Water • Survey

Listing courtesy of Berkshire Hathaway Greg Cox Real Estate



SCAN TO VIEW ONLINE
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