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6259 Highway 131, Washburn, TN 37888

$564,900 · MLS #9998170 · 3 bed / 3 bath · www.brphomes.com/mls/9998170



3	3	2,580	1980	57.98
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1980
Lot Acreage: 57.98
Above Grade Sq Ft: 1,830
Lot Dimensions: irr
City Taxes: $0

County Taxes: $1,573.33
Basement Sq Ft: 1,470
Garage Sq Ft: 300
Garage Spaces: 1
Elementary School: Washburn
Middle School: Washburn
High School: Washburn

Description

Nestled in the heart of East Tennessee, this spectacular 57.975-acre legacy farm offers a rare opportunity to own a private piece of Appalachian paradise. Recently surveyed and thoughtfully subdivided into five large tracts, this remarkable property combines breathtaking natural beauty, investment potential, and the peaceful lifestyle only a true Tennessee farm can provide.

The centerpiece of the property is a beautifully maintained all-brick ranch-style home featuring 3 bedrooms, 3 full baths, and over 3,600 square feet under roof, with most of the space finished, heated, and cooled. The full basement includes a spacious den, office, and garage area, offering flexibility for additional living space, recreation, hobbies, or home business use.

Wake each morning to panoramic views of rolling pastureland, mature hardwoods, and distant mountain ridges. Step onto the back deck with your favorite drink and watch cattle grazing peacefully in the valley below while wild turkeys roam the fields and deer move quietly along the wooded hillsides. For the outdoor enthusiast, this farm is a dream come true, with abundant wildlife including deer, turkey, and even the occasional black bear.

The main tract includes the all-brick home, two attached garages, a massive carport capable of covering four additional vehicles, boats, tractors, or RVs. There is a guest mobile home, and the original homestead site ready for redevelopment into another residence or building site. The possibilities for this property are virtually endless -- create a family compound, establish multiple mini farms, develop estate-sized home sites, or preserve it as your own private retreat for generations to come.

The subdivision work has already been completed, making this property especially attractive for buyers seeking investment or development opportunities. Large acreage tracts in East Tennessee are becoming increasingly scarce, and once land is divided and sold, it can never be recreated.

Located just over the hill from the home is Cherokee Lake where you'll enjoy access to over 30,000 acres of public water for boating, fishing, and recreation. The farm is also conveniently located within easy driving distance of Dollywood, Pigeon Forge, Gatlinburg, Great Smoky Mountains National Park, and Knoxville.

Here, you truly can be in the middle of nowhere -- yet in less than an hour you can be in the middle of everywhere. Invest in land. Invest in legacy. Opportunities like this simply do not come along often.

Survey available upon request. Call today to schedule your private tour of this exceptional East Tennessee.

Features & Amenities

INTERIOR

Carpet Flooring • Central Air • Dishwasher • Dryer • Electric Range • Heat Pump • Kitchen Island • Laundry • One-Level • Paneling Walls • Pantry • Partially Finished Basement • Refrigerator • Vinyl Flooring • Washer

EXTERIOR

Block Foundation • Brick Exterior • Covered Porch/Patio • Deck • Front Porch • Guest House • Level Lot • Metal Roof • Ranch • Rolling Slope Lot • Sloped Lot

OTHER

Average Condition • Electricity Connected • Fiber Connected • Private Water • Septic Tank Sewer • Well Water

Listing courtesy of Jackson Real Estate & Auction

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9998170