

4040 Highway 70, Eidson, TN 37731

\$599,999 · MLS #9999345 · www.brphomes.com/mls/9999345



TVR MLS

124
ACRES

Property Facts

Property Type: Land

Status: Active

Lot Acreage: 124

City Taxes: \$0

County Taxes: \$852.60

Elementary School: Clinch

Middle School: Clinch

High School: Clinch

Description

Located along Highway 70 N in the Eidson community of Hawkins County, Tennessee, this 124+/- acre recreational property offers a diverse landscape, established access and a documented plan for long-term wildlife habitat management. The tract features wooded ridges, rolling terrain, open fields and designated acreage for food plots within the property's professionally prepared wildlife management plan. An existing network of farm and logging roads provides access throughout much of the acreage. These roads create

natural travel corridors for wildlife and provide access to potential hunting locations, food plots, habitat-management areas and multiple potential building sites. Power is already available on the property, adding convenience for a future residence, hunting cabin, recreational retreat or other improvements, subject to buyer verification and applicable approvals.

Two ponds are mapped on the property, providing valuable water sources for wildlife. One of the property's most notable features is its detailed wildlife management plan. Prepared with deer and wild turkey habitat in mind, the plan evaluates the property's topography, existing roads, wildlife movement patterns, hunting access and vegetation. It identifies approximately 10.4 acres of proposed bedding areas, 29.6 acres of early successional habitat, 11.6 acres of crop-tree release areas, 46.5 acres of managed woodlands and multiple food-plot locations. The plan also outlines opportunities to enhance oak growth and acorn production, establish native forage, improve bedding and nesting cover, create wildlife travel corridors and manage selected areas through prescribed fire. Mature oak areas, ridge-top travel routes and the relationship between open fields and thicker cover provide multiple potential hunting setups for deer and turkey. Buyers should independently determine which management recommendations have been completed and which remain available for future implementation. With direct access from Highway 70 N, power available on the property, multiple potential building sites, varied habitat and an established framework for continued wildlife management, this Hawkins County property is suited for hunting, outdoor recreation, conservation, residential use and long-term land ownership. Its combination of woods, fields, water, utilities and internal access provides a strong foundation for a buyer looking to build, hunt and manage a substantial East Tennessee tract. Wildlife photos available on my website <https://www.whitetailproperties.com/agents/david-cantrell> Call to schedule your showing today! Buyer(s)/Buyer Agents to verify all information, including utility availability and suitability of potential building sites. Some photos may be enhanced. Property lines are approximate only. Light restrictions as follows: No noxious, illegal, offensive or detrimental activity, no junkyards, commercial chicken houses or hog operations and/or use of property as a dumping ground for trash, garbage, rubbish. No single wide trailers, shell homes, campers, tents, shacks or temporary buildings shall be erected except garages and storage buildings which are an integral part of a residence to be served.

Features & Amenities

EXTERIOR

Farm • Greenbelt • Hunting • Mountain(s) View • Pasture • Pasture View • Pond View • Residential • Rolling Slope • Will Not Divide • Wooded

OTHER

Above Average Condition • Fencing - Partial • Power Line Easements

Listing courtesy of Whitetail Properties Real Estate, LLC



SCAN TO VIEW ONLINE
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