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Tbd Atwood Pt, Butler, TN 37640

$385,000 · MLS #9999052 · www.brphomes.com/mls/9999052



9.99
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 9.99
City Taxes: $0
County Taxes: $984
Elementary School: Doe
Middle School: Johnson Co
High School: Johnson Co

Description

Nearly 10 acres on Watauga Lake in Butler, Tennessee, no HOA, and no restrictions -- a rare chance to own real acreage with frontage on one of the deepest and cleanest lakes in the Southeast. The tract has been recently surveyed, so the lines and corners are already marked and known. No guesswork on utilities here. Electric is at the entrance with the transformer already set, plus phone and fiber internet at the road -- so you can build with confidence and still work or stream from the mountain. The property is already approved for a two-bedroom septic system, and with nearly ten acres of ground and multiple usable areas, there is room to expand that to additional bedrooms subject to TDEC approval. Access is by a recorded right of way that's flat and level coming in. TVA has confirmed the parcel has the property rights to apply for a dock permit.

What sets this tract apart is the variety in the ground itself. There are level areas that make for straightforward building, rolling benches tucked into the hillside, and steeper wooded slopes in places that add privacy and tree cover. Mature

hardwoods and white pine cover the property, with mountain and water views waiting to open up as you clear. Ten acres in this country is enough to do more than build a house -- there is room here for a home and a guest cabin or two, with timber and hunting ground behind them and neighbors nowhere in sight.

That combination of size and freedom makes this a natural family compound. With no restrictions to work around, one family can put up a main house on a level bench and add cabins for grown children or visiting relatives along the slopes above, everyone with their own space and their own view, all of it on shared land at the water. Site built, modular, and manufactured homes are all permitted, and there is room for horses, livestock, and poultry if a small working homestead is what you have in mind.

The location puts you in the middle of everything the high country has to offer. Watauga Lake, Cherokee National Forest, the Appalachian Trail, and Doe Mountain Recreation Area with its hundreds of miles of ATV and horse trails are all nearby. Beech Mountain and Sugar Mountain skiing are about an hour away, Boone and Johnson City each under an hour, and the Virginia Creeper Trail at Damascus roughly forty minutes. Bristol Motor Speedway and Tri-Cities Airport are about an hour out, which makes this workable for out-of-state owners flying in for long weekends. Watauga Lake itself is ringed almost entirely by national forest, which means the shoreline you look at today is the shoreline you'll look at in twenty years -- no commercial development creeping in behind you.

Acreage this size, on the water, with a recent survey, septic approval in hand, electric at entrance, fiber at the road, and nothing standing between you and how you want to use it doesn't come along often here. Buyer/Buyer's Agent to verify all information.

Features & Amenities

EXTERIOR

Dirt • Easement • Flood Zone • Gravel • Hunting • Lake Access • Lake Front • Level • Lot/Tract • Mountain(s) View • Mountainous • Private Maintained Road • Private Road • Residential • Rolling Slope • Secluded • Sloped • Steep Slope • Unimproved • Water View • Wooded

OTHER

Above Average Condition • Electricity Available • Fiber Available • Horses Permitted • Livestock Permitted • Manufactured Home Permitted • Modular Permitted • Perc Test • Poultry Permitted • Rec Right of Way Easements • Site Built Permitted • Survey • Water Available • Well Water

Listing courtesy of Fathom Realty

SCAN TO VIEW ONLINE
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