

863 V I Ranch Road, Bristol, TN 37620

\$434,900 · MLS #9998970 · 3 bed / 1 bath · www.brphomes.com/mls/9998970



3

BEDS

1

BATHS

1,275

SQ FT

1961

YEAR BUILT

12.2

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1961

Lot Acreage: 12.2

Fireplaces: 2

Above Grade Sq Ft: 1,275

Lot Dimensions: Refer to Deeds and Plat

City Taxes: \$0

County Taxes: \$1,307.63

Basement Sq Ft: 1,275

Garage Sq Ft: 576

Garage Spaces: 2

Elementary School: Emmett

Middle School: Sullivan East

High School: Sullivan East

Description

PRICE IMPROVEMENT for this MINI-FARM on 12.2 Acres in Sullivan County, TN! Offered for the first time, this well-maintained one-level brick ranch is a rare opportunity to own a versatile mini-farm with room to grow. Zoned A-1 (Agricultural), this circa-1960s home offers the perfect blend of country living yet is conveniently located to shopping and dining in nearby Bristol, the birthplace of country music. The main level features approximately 1,275 square feet of comfortable living space with 3 bedrooms and an updated full bath. The galley-style kitchen offers knotty pine cabinetry, white appliances, a double SS sink, and newer laminate flooring. Hardwood floors add warmth and character to the spacious living and dining rooms, while the wood-burning FP creates a cozy gathering space during cooler months. The third bedroom is currently used as a craft room and laundry area, offering flexibility to suit your needs, while the original laundry hookups remain in the full unfinished basement. Already heated and cooled, the basement provides abundant storage with built-in shelving and offers excellent potential to be finished into additional living space, a recreation area, or separate living quarters. Outside, the property is perfect for farming or hobby homesteading. Improvements include a fenced cattle lot, a barn with electricity, an open-bay equipment shed, chicken house, individual chicken coops, storage buildings, a utility shed, and a block building previously used as a dog kennel with an adjoining fenced dog run. Raised garden beds are ready for your next harvest, making it easy to enjoy fresh, homegrown produce. Whether you're dreaming of a working farm, hobby homestead, investment opportunity, or simply a peaceful country retreat, this unique property offers incredible potential. Adding even more possibilities, there's a singlewide mobile home (as is) that conveys with the property. Location is convenient to BMS (20 min), Tri-Cities Airport (35 min) and historic Abingdon, VA (21 min). Schedule your private showing today!

Features & Amenities

INTERIOR

Basement Fireplace • Block Basement • Built-In Electric Oven • Built-in Features • Central Air • Cooktop • Crawl Opening Attic • Drywall Walls • Electric Dryer Hookup • Exterior Entry Basement • Full Basement • Hardwood Flooring • Heat Pump • Heated Basement • Insulated Windows • Interior Entry Basement • Laminate Counters • Laminate Flooring • Laundry • Living Room Fireplace • One-Level • Paneling Walls • Pantry • Primary Bedroom • Primary Downstairs • Refrigerator • Storm Door(s) • Unfinished Basement • Vinyl Flooring • Washer Hookup • Wood Stove Heating • Workshop

EXTERIOR

Asphalt • Block Foundation • Brick Exterior • Detached • Driveway • Garage(s) • Gravel • Kennel/Dog Run • Level Lot • Metal Roof • Mountain(s) View • Outbuilding • Parking Pad • Pasture • Pasture Fencing • Pasture Lot • Poultry Coop • Ranch • Rear Patio • Rolling Slope Lot • Shared Driveway • Shed(s)

OTHER

Average Condition • Electricity Connected • Public Water • Septic Tank Sewer • Water Connected

Listing courtesy of Prestige Homes of the Tri Cities, Inc.



SCAN TO VIEW ONLINE
www.brphomes.com/mls/9998970