3471 Sane Road, Parrottsville, TN 37843

$1,249,900 · MLS #10001850 · 3 bed / 1 bath · www.brphomes.com/mls/10001850



3	1	1,056	1900	132
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1900
Lot Acreage: 132
Fireplaces: 1
Above Grade Sq Ft: 1,056
Lot Dimensions: 132+-

City Taxes: $0
County Taxes: $1,176.56
Basement Sq Ft: 480
Garage Sq Ft: 0
Elementary School: Parrottsville
Middle School: Tbd
High School: Cocke Co

Description

Opportunities to own a large, highly usable East Tennessee farm like this do not come along often. Located in the Parrottsville area of Cocke County, this 132+/- acre property brings together open pasture, mature woodland, marketable timber, abundant wildlife habitat, an existing home, and multiple agricultural buildings in one private setting. The property's exceptional terrain is one of its greatest features. Approximately 42 acres of established pasture offer room for livestock, horses, hay production, food plots, or expanding the agricultural use of the land. The open ground flows naturally into approximately 89.5 wooded acres, creating an ideal combination of fields, cover, travel corridors, and natural

habitat for whitetail deer, turkey, and other East Tennessee wildlife.
For the hunter and outdoorsman, the mix of pasture and timber provides excellent opportunities to create strategically located food plots, establish hunting locations, improve wildlife habitat, and develop a private recreational retreat. The wooded acreage also offers miles of potential exploration and long-term land-management possibilities. Approximately 35 percent of the property is reported to contain good marketable timber, adding another valuable dimension to the land. A professional timber cruise would help determine species, volume, and current market value.
An existing 1,056+/- square-foot home provides a place to live, use as a hunting cabin, or occupy while making future improvements. The home is livable, just needs repairs and substantial updating, allowing the next owner to renovate it according to their needs. The home is being sold as is, no warranties or repairs. Multiple barns, sheds, covered storage areas, and a detached garage add practical space for tractors, equipment, livestock, recreational vehicles, and farm supplies.
Public electricity, private well and septic systems are on the property. Access is provided by a recorded 20-foot right-of-way, offering separation from the main road and adding to the property's private setting.
With its usable pasture, wooded acreage, timber, wildlife habitat, existing residence, and farm infrastructure, this property could serve as a working farm, hunting retreat, recreational getaway, private homestead, or long-term land investment. The favorable terrain may also provide potential locations for additional homesites, subject to soil evaluation, septic approval, access requirements, and approval by the appropriate Cocke County authorities.
Whether your plans include farming, hunting, managing timber, raising livestock, or simply owning a private piece of the East Tennessee countryside, this 132+/- acre property offers the space and versatility to bring those plans to life. Schedule your showing today! Buyer(s)/Buyer Agents to verify all information. Some photos may be enhanced. Property lines are approximate only.

Features & Amenities

INTERIOR

Central Air • CHW System Heating • Dishwasher • Drywall Walls • Electric Heating • Electric Range • Fireplace Heating • Heat Pump • Living Room Fireplace • Microwave • One-Level • Paneling Walls • Refrigerator • Walk-Out Access Basement

EXTERIOR

Barn(s) • Creek/Stream View • Farm Pond Lot • Garage(s) • Metal Roof • Mountain(s) View • Mountainous Lot • Outbuilding • Part Wooded Lot • Pasture Lot • Shed(s) • Traditional

OTHER

Average Condition • Electricity Available • Septic Tank Sewer • Sewer Connected • Water Connected • Well Water

Listing courtesy of Whitetail Properties Real Estate, LLC

SCAN TO VIEW ONLINE
www.brphomes.com/mls/10001850