

3471 Sane Road, Parrottsville, TN 37843

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



TVR MLS

3
BEDS

1
BATHS

1,056
SQ FT

1900
YEAR BUILT

132
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

Located at 3471 Sane Road in Parrottsville, Tennessee, this 132+- acre farm and timber tract offers a versatile combination of usable pasture, wooded acreage, existing improvements, recreational opportunities, and a private rural setting in Cocke County. The property's terrain and diverse land composition are among its strongest features. Approximately 42 acres are classified as pasture, providing established open ground for livestock, hay production, wildlife habitat, or other agricultural uses. The remaining acreage includes approximately 89.5 acres of woodland. Roughly 35 percent of the property is

reported to contain good marketable timber. A professional timber cruise would help determine the timber's species, volume, condition, and current market value. The farm includes an existing 1,056+/- square-foot residence that is currently livable but needs moderate repairs and substantial updating. The home provides usable housing while a new owner improves the property or develops long-term plans for the acreage. Several barns, sheds, covered storage areas, a detached garage, and other agricultural structures contribute additional farm and equipment-storage utility. Public electric service and individual water and sewer systems are identified for the property. Buyers should independently verify the location, condition, capacity, and availability of all utilities and systems. Access is provided by a recorded 20-foot right-of-way. Buyers should review the recorded access documents to confirm the route, permitted uses, maintenance responsibilities, and legal ingress and egress. The combination of pasture, mature woodland, timber, cover, privacy, and varied habitat creates opportunities for farming, hunting, recreation, and long-term land ownership. The land's favorable topography may also provide potential locations for additional homesites, subject to soil evaluation, septic approval, zoning, access requirements, and approval by the appropriate Cocke County authorities. No representation is made regarding the number of additional homes that may be permitted.

This property is well suited for buyers seeking a sizable East Tennessee farm, private hunting property, recreational retreat, timber tract, or legacy landholding with existing infrastructure. Home is being sold as is. No warranties or repairs. 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