

7055 Houston Valley Road, Greeneville, TN 37743

\$550,000 · MLS #10000744 · www.brphomes.com/mls/10000744



33.1
ACRES

Property Facts

Property Type: Land

Status: Active

Lot Acreage: 33.1

City Taxes: \$0

County Taxes: \$165

Elementary School: Nolichuckey

Middle School: South Greene

High School: South Greene

Description

Bordering Cherokee National Forest, this improved 33.1 +/- acre property on Houston Valley Road combines established infrastructure, rolling pasture, mature woodland and mountain views in southern Greene County, Tennessee. Extensive improvements have already been completed, providing a strong foundation for a country residence, mini-farm, recreational retreat or agricultural property. A homesite has been graded to include an approximately 100-foot-wide by 250-foot-long level backyard area. Selected trees were removed to open the mountain view from the homesite, while damaged trees were also cleared from the property. The yard and slope behind the homesite have been hydroseeded, helping establish vegetation and stabilize the newly graded areas. Major utility improvements include approximately 1,500 feet of installed city waterline with a water tap and service extended to two locations, one near the barn and another near the prepared homesite. Approximately 2,000 feet of underground electrical service has also been installed. A four-bedroom gravel septic system with a 1,000-gallon tank is in

place near the homesite. Buyers should independently confirm the location, capacity, permits and condition of all utility and septic improvements.

An approximately 1,800-foot interior road was constructed with six inches of ballast, creating access through the property to the improved areas. A building pad was prepared for the newly installed 45x45 metal barn, providing approximately 2,025 square feet of covered space for equipment, recreational vehicles, livestock supplies or general storage. Fencing around the property boundary has also been installed or repaired. The land consists of approximately 21.1 acres of pasture and 12 acres of woodland. Rolling open ground, wooded cover and a small pond create a varied East Tennessee landscape suitable for agricultural, recreational and residential uses. The combination of pasture, water, wooded edges and adjoining forestland also provides habitat commonly associated with whitetail deer, wild turkey, bear and other native wildlife. Approximately 775 feet of recorded road frontage provides direct access from Houston Valley Road, with the rear of the property adjoining the U.S. Forest Service land within Cherokee National Forest, creating a scenic and largely protected backdrop.

Located approximately 20 minutes south of Greeneville, the property offers a rural mountain setting while remaining within driving distance of shopping, dining, medical services and other everyday conveniences. Schedule your showing today! Buyer(s)/Buyer Agents to verify all information. Some photos may be enhanced. Property lines are approximate only. Camper does NOT convey with the sale.

Features & Amenities

EXTERIOR

Barn(s) • Farm • Greenbelt • Hunting • Mountain(s) View • Pasture • Pasture View • Pond View • Residential • Rolling Slope • Storage • Wooded

OTHER

Above Average Condition • Electricity Available • Fencing - Partial • Public Water • Septic Tank Sewer • Underground Utilities • Water Available

Listing courtesy of Whitetail Properties Real Estate, LLC



SCAN TO VIEW ONLINE
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