

1259 Heaton Branch Road, Butler, TN 37640

\$155,000 · MLS #10000806 · www.brphomes.com/mls/10000806



28.12
ACRES

Property Facts

Property Type: Land

Status: Active

Lot Acreage: 28.12

City Taxes: \$0

County Taxes: \$107.91

Elementary School: Cloudland

Middle School: Cloudland

High School: Cloudland

Description

Escape to the mountains with this beautiful 28-acre wooded tract in the Butler, Tennessee area. Tucked away in a peaceful Appalachian mountain setting, this property offers privacy, natural beauty, mountain views, and the opportunity to own a sizable piece of East Tennessee countryside.

The property features two streams running through the land, adding to the natural beauty and character of the property. An old logging road runs through the property, providing an existing path through the wooded acreage and adding to the property's rustic mountain character. A gravel road provides access back to the property, allowing you to reach this

secluded mountain setting while still enjoying access to the surrounding area.

Outdoor enthusiasts will appreciate the property's location near the Appalachian Trail and its setting within the Cherokee National Forest area, providing access to the incredible natural beauty and recreational opportunities of the surrounding Appalachian Mountains.

The land is predominantly wooded and undeveloped, making it a great opportunity for someone looking for privacy, recreation, a mountain retreat, or simply a beautiful piece of land to enjoy for years to come.

Property										Highlights
Approximately			28			wooded				acres
Beautiful		mountain		and		long-range				views
Two	streams		running		through		the			property
Old	logging		road		through		the			property
Gravel	road		access		to		the			property
Peaceful	and		private		Appalachian		mountain			setting
Close		to		the		Appalachian				Trail
Located	within		the	Cherokee		National		Forest		area
Undeveloped		wooded		land		abundant		natural		beauty
Great	potential	for	recreation,	a	private	retreat,	or	enjoying	the	outdoors
Owner	financing		available	--		terms	to	be		negotiated

Owner financing is available for qualified buyers, with terms to be negotiated.

Come take a look and experience the peace, privacy, streams, woods, old logging road, and beautiful mountain views this East Tennessee property has to offer.

Features & Amenities

EXTERIOR

Gravel • Level • Mountain(s) View • Mountainous • Private Road • Sloped • Wooded

OTHER

Aerial

Listing courtesy of eXp Realty, LLC



SCAN TO VIEW ONLINE
www.brphomes.com/mls/10000806