

80 Acres Rocky Hollow Road, Rogersville, TN 37857

\$650,000 · MLS #10001148 · www.brphomes.com/mls/10001148



80

ACRES

Property Facts

Property Type: Land

Status: Active

Lot Acreage: 80

City Taxes: \$0

County Taxes: \$869.84

Elementary School: Keplar

Middle School: Rogersville

High School: Cherokee

Description

Wake Up to River Fog: Unrestricted Riverfront Land in Hawkins County, TN

There's a stretch of the Holston River in Hawkins County where the only sound is water moving over rock -- and it can be yours.

Turkey in the bottoms, deer on the ridges, black bear passing through -- and you get to decide what goes where.

Riverfront, Unrestricted, and Ready for Whatever You Build

There's a piece of East Tennessee that still feels the way this whole region used to feel -- before covenants, before HOAs, before anybody needed permission to put up a cabin on their own dirt.

This is 100% wooded riverfront land in Hawkins County, Tennessee, with approximately 1,725 feet of frontage on the Holston River. Elevation runs from 1,084 feet up to 1,392 feet, so you're not just getting flat river bottom -- you're getting rise, ridge, and view. There's a spring on the property too, which tells you something about the water table before you ever put a shovel in the ground.

This tract is unrestricted. That word means something specific here: no HOA, no zoning limitations, no committee deciding what your home should look like. Want a tiny home tucked into the trees? Go for it. A hunting cabin? A full-size home? Park an RV and live on it while you build? All on the table. That flexibility is rare, and it's why buyers look for unrestricted land in the first place.

The woods are thick with game. Deer and turkey are resident. Black bears move through this part of Hawkins County regularly -- this is bear country, and if that excites you rather than worries you, you're the right buyer for this tract. Add in fishing access right off your own bank, and you've got a property that works as a hunting camp, a fishing retreat, a full-time homestead, or all three depending on the season.

Buyers should plan for well and septic -- there's no existing system, so you're building your infrastructure from the ground up, exactly the way you want it.

This is the kind of land that gets snapped up by buyers who understand what "unrestricted" and "river frontage" together actually mean: freedom to build your way, and water access most properties can't offer at any price. United Country's national network puts this listing in front of hunters, anglers, and land buyers well outside East Tennessee -- so don't wait on this one.

Still thinking about that river tract? It's still unrestricted. It's still 1,725 feet of frontage. It's not available forever.

Build a cabin. Build a homestead. Build nothing yet and just fish. Unrestricted land means it's your call.

Features & Amenities

EXTERIOR

2 Lane Road • Creek/Stream View • Flood Zone • Gravel • Hunting • Mountain(s) View • Mountainous • River Front • Rolling Slope • Secluded • Timber • Unimproved • Will Not Divide • Wooded

OTHER

Aerial • Average Condition • Cable Available • Electricity Available • Fiber Available • Flood Zone Easements • Manufactured Home Permitted • Phone Available • Rec Right of Way Easements • Spring Water • Topo Map

Listing courtesy of Clinch Mountain Realty & Auction Co.



SCAN TO VIEW ONLINE
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