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280 Mcmillian Road, Rogersville, TN 37857

$1,295,000 · MLS #10001292 · 3 bed / 1.5 bath · www.brphomes.com/mls/10001292



3	1.5	2,230	2002	195
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2002
Lot Acreage: 195
Above Grade Sq Ft: 1,152
Lot Dimensions: See Acres
City Taxes: $0
County Taxes: $2,596.10
Basement Sq Ft: 1,152
Garage Sq Ft: 1,152
Garage Spaces: 3
Elementary School: Keplar
Middle School: Rogersville
High School: Cherokee

Description

195 ACRES • MULTIPLE RESIDENCES • 4,000+ SQ FT FACILITY • MOUNTAIN TRAILS • PASTURE • ENDLESS POSSIBILITIES! A truly unique opportunity offering 195 acres of privacy, versatility, and incredible potential on the

outskirts of Rogersville! Spanning from open pastureland all the way to the top of the mountain at the Greene County line, this expansive property offers approximately 4 miles of established hiking and ATV trails, wooded mountain acreage, open fields, a small pond, and an older barn near the entrance. Whether you envision a private family compound, homestead, farm, hunting retreat, recreational property, investment opportunity, or a combination of uses, this property provides the space and improvements to bring that vision to life. Tucked away in a secluded setting, the property features multiple residences and substantial additional structures. The main home offers 3 bedrooms, 1.5 baths, and an inviting open floor plan. A large wraparound deck with composite decking provides plenty of room for grilling, entertaining, or simply enjoying the peaceful surroundings, while a nearby fire pit creates another great outdoor gathering space. Inside, the kitchen features stainless steel appliances and granite countertops and opens to the dining and living areas. Tile flooring extends throughout the home. The primary bedroom includes an adjoining half bath and convenient washer and dryer area, while two additional bedrooms and a full bath are located on the opposite side of the home. Downstairs, the full walkout basement offers a spacious bonus area, wet bar, storage room, and a third bathroom that is partially finished--providing even more potential for additional finished living or recreational space. A second residence consists of a 4-bedroom, 2-bath manufactured doublewide with a large built-on sunroom. This home could be ideal for extended family, guests, rental income, or a caretaker's residence. The property also includes a large detached 3-car garage, 4-bay storage shed, and an impressive 4,000+ sq ft facility formerly used as a chapel. With its substantial square footage, this building opens the door to numerous possibilities and could potentially be renovated for additional living or gathering space, a workshop, studio, storage, recreational use, or other purposes. An additional older mobile home is also located on the property. While currently unoccupied and in need of restoration or removal, it already has a septic system in place, adding yet another potential homesite or improvement opportunity. With nearly 200 acres of wooded mountain terrain, pasture, trails, multiple residences, numerous outbuildings, and exceptional privacy, properties offering this combination of acreage and existing infrastructure are hard to find. Enjoy the feeling of being tucked away in your own private mountain retreat while remaining only a short drive from Rogersville and Kingsport and just a few miles from I-81. Shown by appointment only. Do not drive up driveway. Buyer/buyer's agent to verify all info.

Features & Amenities

INTERIOR

Block Basement • Bonus Room • Central Air • Central Heating • Concrete Basement • Concrete Flooring • Dryer • Drywall Walls • Electric Dryer Hookup • Electric Range • Full Basement • Granite Counters • Heat Pump • Heated Basement • Kitchen/Dining Combo • Microwave • Open Floorplan • Partially Finished Basement • Primary Bedroom • Refrigerator • Tile Flooring • Walk-Out Access Basement • Washer • Washer Hookup

EXTERIOR

Barn(s) • Block Exterior • Block Foundation • Deck • Detached • Double Wide • Driveway • Garage(s) • Gravel • Level Lot • Mountainous Lot • Part Wooded Lot • Pasture • Pasture Lot • Raised Ranch • Rolling Slope Lot • Second Residence • Shared Driveway • Shed(s) • Shingle Roof • Steep Slope Lot • Storage • Wood Siding Exterior • Wrap Around

OTHER

Above Average Condition • Average Condition • Electricity Connected • Propane • Septic Tank Sewer • Sewer Connected • Water Connected • Well Water

Listing courtesy of Foundation Realty Group

SCAN TO VIEW ONLINE
www.brphomes.com/mls/10001292