FOUND ON WWW.BRPHOMES.COM

Tbd John Glover Road, Hampton, TN 37658

$220,000 · MLS #10001469 · www.brphomes.com/mls/10001469



27.93
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 27.93
City Taxes: $0
County Taxes: $107.37
Elementary School: Hampton
Middle School: Hampton
High School: Hampton

Description

Set in the mountains of East Tennessee with Watauga Lake quite literally at your doorstep, this exceptional wooded tract presents a rare opportunity to own acreage in one of the region's most coveted recreational settings. Elevation, privacy, history, and long-term potential converge here in a way that is becoming increasingly difficult to find along the Watauga Lake corridor.

Deeded driveway access is included as part of the tract itself, guiding you into the interior where the land gradually rises to elevated portions with impressive vantage points and strong lake view potential, depending on homesite positioning. The entrance and deeded driveway access remain raw and unimproved, allowing a future owner to develop access

according to their plans for the property.

The natural contours offer flexibility for thoughtfully selecting a future build site that balances accessibility, privacy, and views--allowing you to shape the property according to your vision while embracing the character of the surrounding mountains.

A truly distinctive feature of this tract is that the original Appalachian Trail route crosses the upper ridgeline near the historic Morton Gap area, adding authenticity and a tangible connection to the early heritage of one of America's most iconic trails. For those who appreciate outdoor tradition and the enduring legacy of the Appalachian highlands, this rare attribute enhances both the character and long-term appeal of the property.

Backing directly to the Cherokee National Forest, the tract enjoys a preserved and undeveloped natural boundary that enhances privacy and the natural character of the surroundings. The adjoining national forest provides a scenic backdrop and abundant wildlife movement--ideal for those who value seclusion and on-property recreation such as hiking and hunting.

With Watauga Lake immediately nearby, boating, fishing, kayaking, and lakeside relaxation become part of the lifestyle rather than a distant destination. The broader area offers year-round adventure, from trout fishing on the Watauga and Doe Rivers to exploring the mountain communities of Northeast Tennessee and nearby Western North Carolina. Winter recreation is within convenient reach at North Carolina ski resorts, while Bristol Motor Speedway and other regional attractions provide additional entertainment and regional draw.

This acreage remains raw and unimproved, offering a true blank canvas for a private mountain estate, legacy retreat, seasonal getaway, recreational property, or long-term land investment in a highly sought-after location where lifestyle and natural beauty intersect.

Large tracts offering Appalachian Trail history, national forest boundary, elevation, privacy, and immediate proximity to Watauga Lake are increasingly scarce. Whether you intend to build, create a mountain retreat, or hold the property for the future, this tract represents a distinctive opportunity to secure a piece of the East Tennessee mountains in an exceptional setting.

Seller may also consider a trade for a similarly valued income-producing investment property, subject to mutually acceptable terms.

Buyer and buyer's agent to verify all information.

Features & Amenities

EXTERIOR

Gravel • Greenbelt • Hunting • Lot/Tract • Mountain(s) View • Mountainous • Paved • Private Road • Residential • Secluded • Sloped • Steep Slope • Timber • Water View • Wooded

OTHER

Electricity Available • Livestock Permitted • Manufactured Home Permitted • Modular Permitted • Site Built Permitted • Survey

Listing courtesy of KW Johnson City

SCAN TO VIEW ONLINE
www.brphomes.com/mls/10001469