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628 Grassy Creek, Rogersville, TN 37857

$289,000 · MLS #10001515 · www.brphomes.com/mls/10001515



65.35
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 65.35
City Taxes: $0
County Taxes: $418.40
Elementary School: Rogersville
Middle School: Rogersville
High School: Cherokee

Description

Welcome to beautiful rural Hawkins County in East Tennessee. This unrestricted property offers approximately 65.35 +/- acres with no zoning, low taxes, good road frontage, and a wide variety of terrain.
The property begins with cleared pasture at the bottom and features a bold, year-round creek running through the lower portion of the property. The pasture area offers excellent potential for horses, cattle, or other agricultural use. The property is fenced, and there are currently cattle on the property. The seller states there is also an artesian well located in the pasture area; however, the seller makes no representation as to its current condition or operation.
From the lower pasture, the property transitions from level to sloping, then steep to mountainous terrain, with the upper portion being primarily wooded and featuring mature timber. Several old roads are cut through portions of the property, allowing access on foot or by side-by-side in many areas.
There is a shared right-of-way/driveway serving the double-wide located to the right of the property, and this right-of-way will remain in place. If you do not wish to use the shared driveway as your main entrance, the property also offers plenty

of road frontage with the potential to create your own separate entrance, subject to buyer verification and any applicable requirements.
This is a rare opportunity to purchase a substantial amount of unrestricted East Tennessee acreage at an attractive price. High-speed internet is available. Seller will not subdivide and is willing to consider reasonable offers from qualified buyers.

AGENTS!! """"""All""""""" showings must be scheduled through ShowingTime. Per seller's request, no buyer is permitted to walk or access the property without being accompanied by a licensed real estate agent. Pre-approval letter or proof of funds is required prior to showing. Please use caution while viewing due to cattle being present on the property. There is no current survey. Acreage and boundary lines are approximate and are based on online tax records and Bing satellite mapping. *All information stated herein was obtained from the seller and/or online records and is deemed reliable but not guaranteed. It is the sole responsibility of the "buyer" and buyer's agent to independently verify all information, including but not limited to acreage, boundary lines, access, right-of-way, fencing, internet availability, utilities, well, creek, intended use, potential additional entrance, and any other information important to the buyer during the due diligence period.
Welcome to East Tennessee, where you can still get a lot of land for a little money. Come take a look at approximately 65.35 +/- acres of unrestricted Hawkins County property.

Features & Amenities

EXTERIOR

2 Lane Road • Creek/Stream View • Flood Zone • Gravel • Greenbelt • Hunting • Level • Mountain(s) View • Mountainous • Pasture • Paved • Rolling Slope • Secluded • Shed(s) • Sloped • Steep Slope • Unimproved • Wooded

OTHER

Additional Road Frontage • Average Condition • Electricity Connected • Fencing - Partial • Horses Permitted • Livestock Permitted • Manufactured Home Permitted • Modular Permitted • Poultry Permitted • Rec Right of Way Easements

Listing courtesy of KW Kingsport

SCAN TO VIEW ONLINE
www.brphomes.com/mls/10001515