

1423 Melinda Ferry Road, Bulls Gap, TN 37711

\$1 · MLS #10001517 · 3 bed / 2 bath · www.brphomes.com/mls/10001517



3

BEDS

2

BATHS

1,500

SQ FT

1964

YEAR BUILT

1.47

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1964

Lot Acreage: 1.47

Above Grade Sq Ft: 1,500

Lot Dimensions: 398x203x184x99x177x150

City Taxes: \$0

County Taxes: \$926.04

Basement Sq Ft: 1,500

Garage Sq Ft: 0

Garage Spaces: 1

Elementary School: St Clair

Middle School: Bulls Gap

High School: Cherokee

Description

****AUCTION****

October

24th

1.47 Acres, 1,500 SqFt, 3 beds, 2.0 baths

1500 SQ FT Brick Home on 1.47

Fireplace
Storage
Fireplace
Patio
Central
Finished
Airport
Mineral
Outbuildings
Basement
Appliance
Why

Air
Basement
Rights

Two Lots, One Auction: You'll Brick Home + Cleared Love Build Lot in Saint Claire
Want the house? Want the lot? Want both? On October 24th, the bidders decide.

LIVE & ONLINE ESTATE AUCTION

Saturday, October 24, 2026, 10:30 AM EST

1423 Melinda Ferry Road, Bulls Gap, Tennessee 37711

Some properties come along once in a generation. This is one of them.

In the heart of the Saint Claire community of Hawkins County, this estate offers something rare in today's market: a well-built brick home plus a separate, ready-to-build lot, sold the way you want to buy them.

LOT 1R: The Home Place (0.893 Acre)

This 1,500 sq. ft. brick home was built in 1964, when craftsmanship still mattered. It has 3 bedrooms and 2 baths. Hardwood floors run through the home, and a fireplace anchors the living space for cool East Tennessee evenings. The full basement is partially finished, so you get room to grow, store, or create. An attached garage and an outbuilding give you space for tools, toys, and projects.

LOT 2R: The Opportunity (0.586 Acre)

This lot is cleared, unrestricted, and already approved for a 3-bedroom septic system. The hardest parts of building are done. You could build a family home, place a rental, or hold it as an investment. There's no HOA and no one to tell you what you can build.

HOW IT SELLS

Each lot will be offered separately, then offered together as a whole. The method bringing the highest total price wins. That gives buyers real flexibility:

First-time buyers can bid on the home.

Builders and investors can bid on the lot.

Families wanting space for two generations can bid on the whole package.

BID YOUR WAY

You can attend in person on auction day or register and bid online from anywhere. Out-of-state buyers are welcome, and remote closings are available.

LOCATION

The property sits in quiet, rural Hawkins County with easy access to Rogersville, Morristown, and Greeneville, and a short drive to I-81. It offers country living without being cut off.

In today's market, auctions let buyers set the price. Properties like this don't sit long, and on October 24th they won't sit at all.

Do your homework, walk the property, and come ready to bid.

Don't miss your chance to set the price. Call today to schedule a preview, get bidder registration details, or ask the hard questions. You'll get straight answers.

Features & Amenities

INTERIOR

Drywall Walls • Garage Door Basement • Heat Pump • One-Level • Paneling Walls • Partially Finished Basement • Wood Burning Stove Fireplace

EXTERIOR

Brick Exterior • Deck • Driveway • Front Porch • Level Lot • Ranch • Rolling Slope Lot • Shingle Roof • Storage

OTHER

Average Condition • Electricity Connected • Public Water • Septic Tank Sewer • Water Connected

Listing courtesy of Clinch Mountain Realty & Auction Co.



SCAN TO VIEW ONLINE
www.brphomes.com/mls/10001517