FOUND ON WWW.BRPHOMES.COM

1165 East Main Street, Jonesborough, TN 37659

$529,000 · MLS #10001715 · www.brphomes.com/mls/10001715



16.27
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 16.27
City Taxes: $0
County Taxes: $138.08
Elementary School: Jonesborough
Middle School: Jonesborough
High School: David Crockett

Description

A rare land opportunity with a story worth telling! Just minutes from the heart of historic downtown Jonesborough, approximately 16.27 acres offer an increasingly hard-to-find combination of open pasture, mature woodland, accessibility, privacy, and possibility. In a town celebrated for storytelling, this property is ready for its next chapter--and for someone

with the vision to write it.
A major investment has already been made with the recent installation of an estimated 1,725+ feet of brand-new gravel roadway where no roadway previously existed. The project included grading and drainage work along with a shell/gravel surface, creating convenient access deep into the property and providing a significant head start for its future use.
Follow the new roadway into the acreage and discover a setting that feels remarkably removed from town. A desirable potential building site offers beautiful pond, mountain, and pasture views, surrounded by the peaceful sights and sounds of the countryside. The combination of open land, mature trees, long-range views, and separation from the road creates a quiet and private setting for a future home or estate, subject to applicable approvals. It is the kind of setting where you can enjoy the privacy of the country without giving up the convenience of being minutes from downtown.
The property also features an older dairy barn, currently the only building on the acreage. Full of character and potential, the barn could make a great workshop, equipment or farm storage area, or provide an opportunity to explore uses such as a farm-fresh store or other agricultural venture, subject to applicable zoning, permitting, and approvals.
With approximately 11.25 acres of pasture and 5.02 acres of woodland according to tax records, the property offers an appealing balance of open and wooded areas with plenty of room for animals, gardens, farming, recreation, a private estate, or other possibilities.
And then there's the location! Enjoy more than 16 acres while remaining just minutes from historic downtown Jonesborough, home of the nationally renowned National Storytelling Festival and filled with restaurants, shops, festivals, events, and small-town charm. The City of Jonesborough has also recently installed a new pedestrian walkway/bike trail along East Main Street, providing a convenient connection toward downtown for walking and biking.
Property records identify public water, public sewer, and public electricity, along with paved road frontage. Buyers should independently verify utility availability, capacity, tap or connection locations, and costs for their intended use.
Whether your vision is a private estate, small farm, workshop, agricultural venture, recreational property, or future development opportunity, opportunities like this so close to downtown Jonesborough don't come along often. Pond views, mountain views, rolling pasture, privacy, a newly constructed roadway, and historic downtown just minutes away--the setting is here, the groundwork has begun, and the next chapter is yours to write.
Buyer and buyer's agent to verify all information, including acreage, boundaries, utilities, zoning, permitted uses, development potential, roadway information, and any information important to buyer's intended use.

Features & Amenities

EXTERIOR

Farm • Gravel • Income Producing • Mountain(s) View • Pasture • Pasture View • Pond View • Private Road • Residential • Rolling Slope • Water View • Wooded • Workshop

OTHER

Above Average Condition • At Road Water • Electricity Available • Fencing - Partial • Private Sewer • Public Sewer • Sewer Available • Sidewalks • Survey

Listing courtesy of Bridge Pointe Real Estate Jonesborough

SCAN TO VIEW ONLINE
www.brphomes.com/mls/10001715