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736 Shelley'S Road, Bristol, VA 24202

$1,299,000 · MLS #10001900 · 2 bed / 1 bath · www.brphomes.com/mls/10001900



2	1	1,548	1870	478
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1870
Lot Acreage: 478
Above Grade Sq Ft: 1,548
Lot Dimensions: See acreage

City Taxes: $0
County Taxes: $3,080.77
Basement Sq Ft: 0
Garage Sq Ft: 0
Elementary School: Hilton
Middle School: Gate City
High School: Gate City

Description

478± Acres | Historic Appalachian Farm | Minutes from Bristol, VA/TN | Exceptional opportunity to own approximately 478 acres of scenic Appalachian farmland in the Boozy Creek community of Scott County, Virginia. Located just 15 minutes from Bristol, The Pinnacle premier shopping, and the Hard Rock Hotel & Casino, this remarkable property offers an

extraordinary combination of acreage, privacy, natural beauty, and historic character. Held by the same family for five generations, the property features approximately 65 acres of open pasture currently used for cattle grazing, expansive hardwood and pine forests, rolling hills, scenic ridgelines, and established ATV-accessible roads. Surveyed in 2021, the property offers opportunities for agricultural, recreational, residential, hunting, or private estate use. Access is provided by a long deeded right-of-way, creating a secluded setting away from heavily traveled roads. The eastern portion, known as "The Bowl," includes the historic homestead featuring a 2-bedroom, 1-bath farmhouse originally constructed in the late 1800s, renovated in 1992, and updated over the years. Additional improvements include a four-stall barn with loft, historic smokehouse, granary, and two-story springhouse with a running spring and cistern. The western portion, affectionately known as "Little Texas," features a hand-hewn, two-story log cabin believed to date to the mid-1800s, along with two 1927 Frick steam engines remaining from the property's former sawmill operation. With its diverse terrain, established trails, historic structures, and convenient access to Bristol, this property presents a rare opportunity for a working farm, recreational retreat, private family compound, or long-term land investment. Nearly 478 acres of Southwest Virginia countryside with remarkable history, abundant natural beauty, and endless possibilities.

Features & Amenities

INTERIOR

Drywall Walls • Heat Pump

EXTERIOR

Barn(s) • Block Foundation • Creek/Stream View • Farm House • Mountain(s) View • Part Wooded Lot • Pasture Lot • Rolling Slope Lot • Shed(s) • Shingle Roof • Sloped Lot • Steep Slope Lot • Vinyl Siding Exterior • Workshop

OTHER

Average Condition • Septic Tank Sewer • Well Water

Listing courtesy of Matt Smith Realty

SCAN TO VIEW ONLINE
www.brphomes.com/mls/10001900