

110 Jones Branch Road, Erwin, TN 37650

\$1,295,000 · MLS #10002111 · www.brphomes.com/mls/10002111



TVR MLS

1,536
SQ FT

1984
YEAR BUILT

6.04
ACRES

Property Facts

Property Type: Commercial Sale

Status: Active

Year Built: 1984

Lot Acreage: 6.04

City Taxes: \$0

County Taxes: \$1,420.11

Description

This is a rare opportunity to own a truly remarkable property. The Nolichucky George Campground has been a family campground for over 30 years. It is located on a dead end road and is surrounded on 3 sides by the Cherokee National Forest and has approximately 778 feet on river frontage on the Nolichucky River. The Appalachian Trail runs adjacent to the property making it a very convenient stop for hikers. The property did sustain some damage from hurricane Helene. It is currently closed and has had some remodeling work preformed. There are still 26 full hook up available, 4 cabins for short term rental, 1 apartment, and 1 main house which are in average condition, There is also 20 to 30 tent camping sites with 2 full newly remodeled bathrooms. There is also a large frame barn for plenty of storage, and a back up generator. The property has well water and 7 septic systems. The campground can accommodate campers from pop ups to full size motor coaches. The property needs a little work to be completely ready to be re-opened. This property has the potential for substantial income. Come and check out this paradise for yourself.

Features & Amenities

INTERIOR

Additional Building(s) • Central Air • Central Heating • Hot Water Heating • Outside Storage • Range • Refrigerator • Smoke Detector(s) • Wall Unit(s) • Wood Stove Heating

EXTERIOR

Cleared • County Road • Frame Exterior • Infrastructure In • Metal Roof • Wood Siding Exterior

OTHER

220 Volts • Average Condition • Building Restrictions • Electricity Connected • Fee Simple • Rental Rolls • Septic Tank Sewer • Sewer Connected • Underground Utilities • Water Connected • Well Water

Listing courtesy of DHD Properties



SCAN TO VIEW ONLINE
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