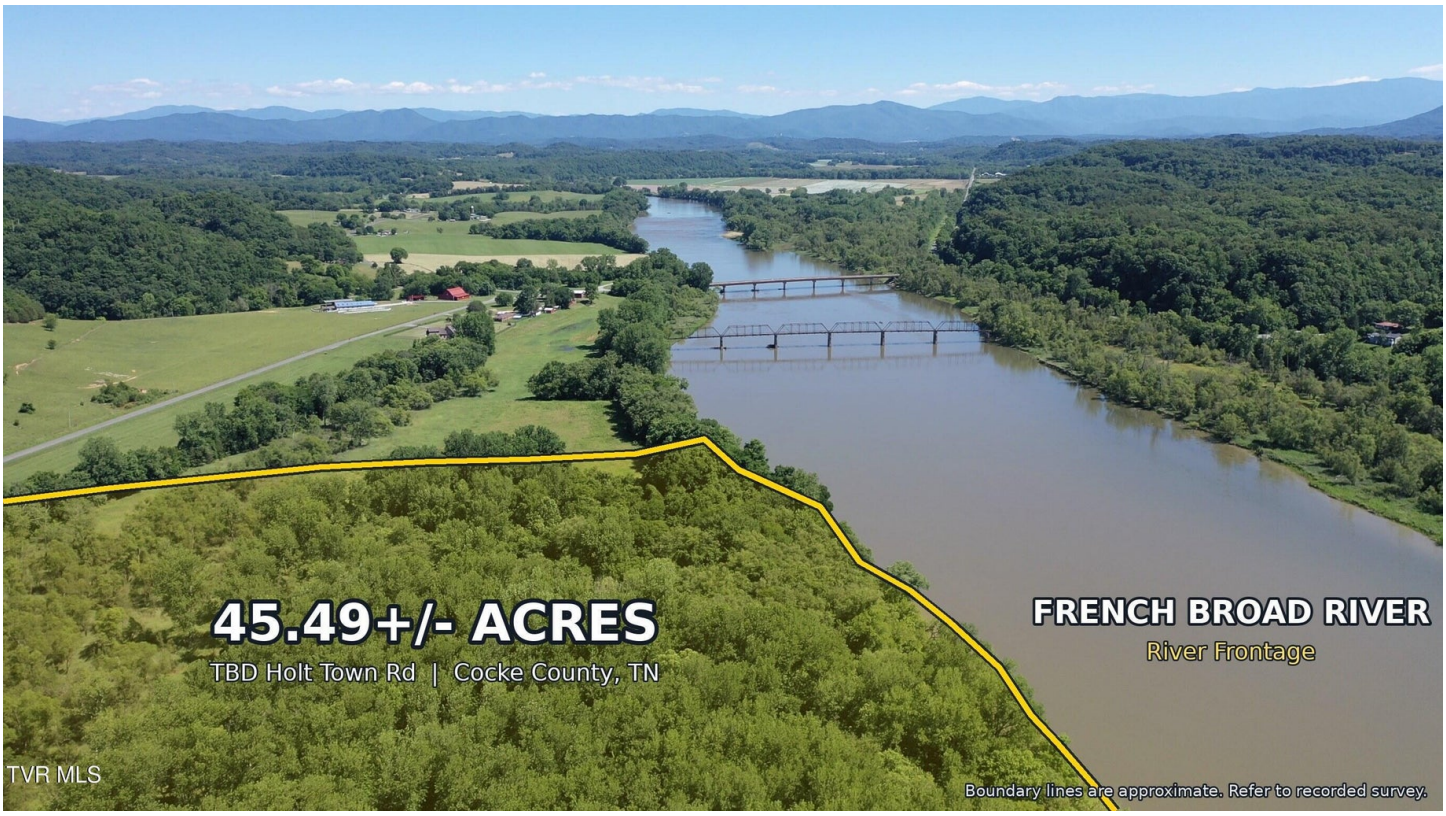
FOUND ON WWW.BRPHOMES.COM

45/Ac Tbd Holt Town Road, Newport, TN 37821

$115,000 · MLS #10003056 · www.brphomes.com/mls/10003056



45.49
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 45.49
City Taxes: $0
County Taxes: $128.19
Elementary School: Centerview
Middle School: Tbd
High School: Cocke Co

Description

45.49+/- acres of wooded river-bottom land on the French Broad River at the upper end of Douglas Lake, located on paved Holt Town Rd just west of the Rankin Bridge in the Bybee area of Cocke County. Approximately 7 miles to Newport with easy access toward Morristown, White Pine, and I-40.
The tract fronts the French Broad River on one side and Holt Town Rd on the other. Mature hardwoods and riparian timber line the riverbank, with younger trees and grassy openings toward the road. Gravel pull-off entrance from the paved road; electric at the street. Recent boundary survey. The river here is part of the TVA Douglas Reservoir system, so water levels change seasonally: fuller in summer for paddling and fishing, with mudflats exposed during the fall and winter drawdown. The adjoining Rankin Bottoms area and Rankin WMA are known for shorebirds, waterfowl, wading birds, and osprey. TWRA boat ramp at the Rankin Bridge is under a mile away.
Recreational property. Buyer to verify intended use, TVA requirements, and flood regulations. Currently in Greenbelt;

buyer to maintain Greenbelt status or pay rollback taxes. Parcel 018 031.00. Showings by appointment through ShowingTime. Agent must accompany buyers. Video Coming Soon

Features & Amenities

EXTERIOR

2 Lane Road • Bottom Land Lot • Hunting • Lot/Tract • Mountain(s) View • Paved • Public Maintained Road • River Front • Water View

OTHER

Average Condition • Electricity Available • Survey

Listing courtesy of Whitetail Properties Real Estate, LLC

SCAN TO VIEW ONLINE
www.brphomes.com/mls/10003056