FOUND ON WWW.BRPHOMES.COM

413 Paddle Creek Road, Bristol, TN 37620

$975,000 · MLS #10003212 · 5 bed / 1 bath · www.brphomes.com/mls/10003212



5	1	1,862	1901	66.82
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1901
Lot Acreage: 66.82
Above Grade Sq Ft: 1,862
Lot Dimensions: 66.82ac

City Taxes: $0
County Taxes: $1,231.87
Basement Sq Ft: 0
Garage Sq Ft: 0
Elementary School: Bluff City
Middle School: Sullivan East
High School: Sullivan East

Description

Situated along highly sought-after Paddle Creek Road in Bristol, this unique property offers the opportunity to own a piece of East Tennessee history with an extraordinary 66.82 acres surrounding it. Featuring a farmhouse believed to date back to approximately 1901, the property offers a rare combination of historic character, expansive acreage, and endless

potential for its next owner.

The farmhouse reflects the charm of an earlier era and presents an opportunity for someone with vision to restore and reimagine a home with a story to tell. While the home will require substantial renovation, its setting and the acreage surrounding it create an opportunity that extends far beyond the home itself. Additional outbuildings further contribute to the property's character and heritage.

The 66.82 acres feature rolling terrain, a blend of open and wooded areas, and scenic mountain views from select locations. With two existing entrances from Paddle Creek Road, multiple potential building sites, and public water and electricity available, the property offers exceptional flexibility for a variety of uses. Whether you envision restoring the farmhouse, creating a private estate, establishing a family compound, pursuing agricultural interests, or simply enjoying the space and privacy of owning substantial acreage, the possibilities are extensive.

Properties offering this combination of location, acreage, and history are increasingly difficult to find. Conveniently located in the Bristol area, this is a rare opportunity to bring your vision to life on 66.82 acres along one of the area's desirable roads.

Buyer to verify all information, including acreage, boundaries, square footage, property condition, utility availability, septic suitability, zoning, building sites, and intended uses.

Features & Amenities

INTERIOR

Electric Dryer Hookup • Hardwood Flooring • One-Level • Washer Hookup

EXTERIOR

Driveway • Farm House • Outbuilding • Part Wooded Lot • Pasture Lot • Rolling Slope Lot • Shingle Roof

OTHER

Average Condition • Fixer Condition • Power Line Easements • Public Water • Septic Tank Sewer

Listing courtesy of KW Johnson City

SCAN TO VIEW ONLINE
www.brphomes.com/mls/10003212