Tbd Blackberry Hills Trail, Thorn Hill, TN 37881

$999,900 · MLS #10003319 · www.brphomes.com/mls/10003319



87.27
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 87.27
City Taxes: $0
County Taxes: $698.75
Elementary School: Hancock Co
Middle School: Hancock
High School: Hancock

Description

Blackberry Hills Estate presents a rare opportunity to acquire 87.27± acres of East Tennessee mountain property comprised of six individual tracts, each offering unique character, impressive homesites, and stunning countryside views. Situated in the scenic hills of Hancock County, this exceptional offering combines natural beauty, privacy, established infrastructure, and long-term investment potential into one remarkable property. From the moment you enter the development, you're greeted by rolling landscapes, open meadows, mature woodlands, and breathtaking mountain scenery. The carefully designed layout allows each tract to enjoy privacy, usable land, and exceptional views. Lot #1 (29.52± acres) is the largest tract and offers rolling terrain, wooded privacy, and numerous elevated building locations. Ideal for a private mountain estate, family compound, or recreational retreat, this parcel provides ample room to create something truly special. Lot #2 (24.59± acres) is widely regarded as the showcase tract within Blackberry Hills Estate.

Featuring expansive and commanding mountain views, this parcel offers breathtaking vistas across countless ridgelines and valleys, creating an unforgettable backdrop for a future home. Lot #3 (7.32± acres) features a desirable combination of cleared acreage and wooded surroundings, providing usability, natural privacy, and several attractive homesites. Lot #4 (7.13± acres) consists of gently rolling terrain with open land and mature timber, offering multiple building locations and beautiful mountain views. Lot #5 (7.50± acres) enjoys a private setting near the end of the cul-de-sac, blending open ground and wooded acreage for seclusion without sacrificing accessibility. Lot #6 (11.21± acres) completes the estate with diverse terrain, wooded areas, cleared sections, and scenic views for added versatility. Together, these six tracts create a property offering far more than acreage alone. The mix of open fields, wooded hillsides, and mountain overlooks gives future owners the flexibility to build, explore, preserve, or develop according to their vision. Whether for a luxury estate, multi-generational retreat, recreational property, or land investment, Blackberry Hills Estate provides an extraordinary foundation. One of the property's most defining features is its spectacular scenery. Long-range mountain views stretch across the horizon from numerous vantage points, providing ever-changing seasonal beauty from vibrant spring greenery to brilliant autumn colors and crisp winter ridgelines. Sunrises and sunsets regularly paint the mountains with unforgettable colors, creating a peaceful and inspiring setting. Nature lovers will appreciate the abundance of native wildlife throughout the property, with deer, wild turkey, and songbirds regularly observed across the rolling terrain and woods. Adding to the property's appeal, established driveways are already in place, and electricity and water are readily available throughout the development. Protective covenants and restrictions help preserve the beauty and long-term value of the community. Despite its serene mountain setting, Blackberry Hills Estate is conveniently located just minutes from schools, shopping, banking, dining, and everyday services. This rare combination of accessibility and seclusion further enhances the property's overall appeal. Large-acreage offerings with multiple tracts, available utilities, established access, and exceptional views are increasingly scarce across East Tennessee. Blackberry Hills Estate represents a unique opportunity to own a substantial piece of Tennessee mountain country with unmatched flexibility and potential. Offered at $999,900, this one won't last long!
*All information is deemed reliable but is not guaranteed and should be independently verified by buyers/buyer's agent.

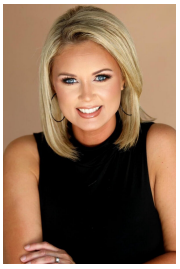
Features & Amenities

EXTERIOR

2 Lane Road • Bottom Land Lot • Cleared Lot • Gravel • Greenbelt • Highway • Level • Lot/Tract • Mountain(s) View • Mountainous • Needs Fill • Pasture View • Paved • Private Maintained Road • Private Road • Public Maintained Road • Residential • Rolling Slope • Secluded • Sloped • State Road • Steep Slope • Subdevelopment • Will Divide • Wooded

OTHER

Above Average Condition • Aerial • At Road Water • Building Restrictions • Cable Available • Covenant • Deed Restrictions • Electricity Available • Fiber Available • Phone Available • Plat • Public Water • Rec Right of Way Easements • Septic Tank Sewer • Site Built Permitted • Survey • Water Available



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