Lot 41 Watauga Ridge Road, Butler, TN 37640

$67,000 · MLS #9950930 · brphomes.com/mls/9950930



1.54
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 1.54
Association Fee Frequency: Annually
HOA Fee: $800
City Taxes: $0
County Taxes: $207.74
Elementary School: Doe
Middle School: Johnson Co
High School: Johnson Co

Description

Perched at approximately 2,190 ft elevation in the gated Eagle Ridge subdivision, this 1.54-acre lot in Johnson County offers sweeping mountain & pasture views with an elevation range spanning over 180 vertical feet -- delivering the kind of

dramatic ridgeline scenery that defines the best of the southern Appalachians. Terrain is steep & wooded with rolling slopes, giving future owners excellent natural privacy & multiple potential building sites to capture long-range views.

Eagle Ridge is a well-established gated community with paved & private road access, making this lot both accessible & secure year-round. Community amenities include a boat ramp, leasable boat slips on Watauga Lake, & lake privileges -- putting one of East Tennessee's most pristine mountain lakes within reach. Short-term rentals are permitted & camping is allowed, offering strong flexibility for personal use, investment, or phased development. Annual HOA dues are $800/yr.

Utilities are in place & ready: electricity is available, fiber internet is accessible, & underground utilities run through the community. Water is available at the road, & a septic system will be needed. Zoning is residential & modular construction is among the permitted building types, broadening options for buyers at multiple budget levels.

Location is one of this lot's strongest assets. Sink Mountain Boat Ramp on Watauga Lake is approximately 15 minutes away. Mountain City, Elizabethton, Boone NC, the Appalachian Trail, Virginia Creeper Trail, & Beech Mountain Ski Resort are all within an hour. Johnson City, Tri-Cities Regional Airport, Sugar Mountain, & Bristol Motor Speedway are within an hour & a half -- making this a genuinely connected mountain retreat without sacrificing the peace & seclusion buyers seek in this corridor.

Buyer/Buyers Agent to verify all information.

Features & Amenities

EXTERIOR

2 Lane Road • Lake Access • Level • Lot/Tract • Mountain(s) View • Mountainous • Pasture View • Paved • Private Road • Residential • Rolling Slope • Subdevelopment • Wooded

OTHER

Above Average Condition • At Road Water • Building Restrictions • Covenant • Deed Restrictions • Electricity Available • Fiber Available • Modular Permitted • Plat • Septic Tank Sewer • Underground Utilities • Utility Easement

Listing courtesy of Fathom Realty

SCAN TO VIEW ONLINE
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