FOUND ON BRPHOMES.COM

704 Heartwood Lot 55 Lane, Butler, TN 37640

$57,500 · MLS #9974258 · brphomes.com/mls/9974258



5.17
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 5.17
Association Fee Frequency: Annually
HOA Fee: $600

City Taxes: $0
County Taxes: $353.71
Elementary School: Little Milligan
Middle School: Little Milligan
High School: Cloudland

Listing courtesy of Highland Ridge Properties LLC · MLS #9974258 · Generated October 30, 2026
Information deemed reliable but not guaranteed.

Description

FANTASTIC BUY! HERE'S YOUR OPPUNITIY TO OWN YOUR PRIVATE GET-AWAY OR BUILD YOUR DREAM HOME!
BUILD WHEN YOU WANT - NO TIMELINE ON BUIIDING.
Beautiful wooded 5.16-acre track that has a peaceful setting nestled in Heartwood Development, a 330-acre gated mountain community in Upper East Tennessee. . Build your home surrounded by large Rhododendrons, Mountain Laurel and Old Growth Hardwoods. The house site sits on a nice spur and the peaceful sound of running waters from the nearby branch is constantly heard. The branch/nature trail easement is the property line dividing this lot and lot #56. This Lot faces SE, with some trees trimmed the home site will have nice close range mountain views. Local amenities include electric front gate for security, 18' gravel roads-maintained year around by the HOA, several stocked common area ponds, and Common Area Shelter with bath accommodations. HOA Annual dues. Vacant track $600 and with home $800. Great location within 30 minutes to Boone, NC with Ski Resorts, Bristol Motor Speedway, Appalachian Trail, Watauga Lake which abundance of activities with boating, fishing, water skiing and jet skiing. Perfect Hide-away - come check this one out!!!

Features & Amenities

EXTERIOR

Gravel • Lot/Tract • Private Road • Public Maintained Road • Residential • Resort/Vacation • Rolling Slope • Sloped • Wooded

OTHER

Above Average Condition • Aerial • Building Restrictions • Deed Restrictions • Electricity Available • Site Built Permitted • Survey

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SCAN TO VIEW ONLINE
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