N Heaton Branch Road, Butler, TN 37640

$34,000 · MLS #9982142 · brphomes.com/mls/9982142



3
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 3
Association Fee Frequency: Annually
HOA Fee: $600

City Taxes: $0
County Taxes: $223.45
Elementary School: Little Milligan
Middle School: Little Milligan
High School: Cloudland

Description

Mountain views, fresh air, and room to create your retreat. Discover approximately 3 acres in Heartwood, a private, gated mountain community in Butler, Tennessee. This residential lot offers a scenic setting for your future full-time home or

mountain getaway.

Set atop Mays Ridge in the Appalachian Highlands, Heartwood spans approximately 330 acres, with community elevations ranging from 2,600 to 3,400 feet. Bordering Cherokee National Forest, the neighborhood combines a peaceful mountain atmosphere with opportunities to explore the outdoors.

Heartwood's community amenities include stocked fishing ponds, nature trails, and a common gathering area with a covered picnic shelter and bathroom facilities. Spend your days exploring the region's hiking trails, enjoying Watauga Lake, or discovering the fishing, mountain scenery, and small-town attractions of northeast Tennessee and western North Carolina.

Whether you picture quiet mornings overlooking the mountains or a home base for outdoor adventures, this 3-acre property offers space to bring that vision to life. Schedule your visit and experience Heartwood for yourself. Bring your best offer!

Annual HOA dues are currently listed at $600. Property is subject to community covenants and restrictions. Buyer/Buyer's agent to verify all information, including acreage, boundaries, views, current HOA dues and amenities, building requirements, water availability, and septic suitability. All information deemed reliable but not guaranteed.

Features & Amenities

Lot/Tract

Listing courtesy of Greater Impact Realty Erwin

SCAN TO VIEW ONLINE
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