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# 1205 Mays Ridge Road, Butler, TN 37640

**$42,500** · MLS #9987546 · brphomes.com/mls/9987546




**3.71**
ACRES

## Property Facts

**Property Type:** Land
**Status:** Active
**Lot Acreage:** 3.71
**Association Fee Frequency:** Annually
**HOA Fee:** $600

**City Taxes:** $0
**County Taxes:** $183.67
**Elementary School:** Hampton
**Middle School:** Hampton
**High School:** Hampton

## Description

Peace and Quiet in the Mountains!
Lot #13 offers 3.71 acres in the beautiful Heartwood Mountaintop Subdivision, providing serenity, privacy, and breathtaking views of the surrounding mountains. The property features a semi-circular driveway already cut in and a proposed building site that is private and not visible from the road. Shared well water is available for an additional $4,000.

Heartwood is a 330-acre gated community located in the Southern Appalachian Mountains, conveniently situated between Boone, NC and Johnson City, TN. The subdivision is bordered by the Cherokee National Forest at Mays Ridge, with elevations ranging from 2,600 to 3,400 feet.

Residents and guests enjoy a range of amenities, including a common-area bath facility, cookout and picnic area, nature

trails, and ponds. Heartwood is known for its large lots, privacy, and spectacular long-range mountain views.

Don't miss this opportunity to own property in one of the best-kept secrets of the Southern Appalachians. (Heartwood is a gated community; gate code required for access.)

## Features & Amenities

**EXTERIOR**

Gravel • Lot/Tract • Mountain(s) View • Mountainous • Private Maintained Road • Private Road • Residential • Rolling Slope • Subdevelopment • Wooded

**OTHER**

Electricity Available • Plat • Septic Tank Sewer • Shared Well Water • Site Built Permitted • Utility Easement • Water Available

Listing courtesy of Highland Ridge Properties LLC

SCAN TO VIEW ONLINE
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