

\$223,600 · MLS #9985558 · [brphomes.com/mls/9985558](https://brphomes.com/mls/9985558)



TVR MLS

30.85  
ACRES

### Property Facts

**Property Type:** Land  
**Status:** Active  
**Lot Acreage:** 30.85  
**City Taxes:** \$0

**County Taxes:** \$279.57  
**Elementary School:** Mary Hughes  
**Middle School:** Sullivan East  
**High School:** Sullivan East

### Description

SECLUDED MOUNTAIN RETREAT - 30.85 ACRES OF PRISTINE WOODLAND  
Huffman Road, Sullivan County, TN  
Escape to your own private sanctuary on this spectacular 30.85-acre forested retreat, perfectly positioned just over 2 miles from Piney Flats and beautiful Boone Lake. This exceptional property offers the rare combination of complete seclusion and convenient accessibility that discerning buyers seek. Three natural springs grace this remarkable land, providing a reliable water source while enhancing the property's inherent natural beauty. The mostly wooded terrain creates a true forest sanctuary with mature timber forming a peaceful canopy throughout, ensuring complete privacy from the outside world. Multiple prime building sites are scattered across the property, offering endless possibilities for your dream home, cabin retreat, or investment development. Practical access is thoughtfully provided through gravel road access leading to the elevated portions of the property, while paved road frontage ensures easy year-round access regardless of weather conditions. The property's greenbelt tax

classification delivers significant ongoing tax savings, making ownership both environmentally conscious and financially advantageous.

This remarkable property showcases the best of East Tennessee's natural beauty and represents an increasingly rare opportunity to own substantial acreage with natural water sources. Whether you're seeking a weekend getaway, permanent residence, or long-term investment, the combination of natural springs, varied topography, and strategic location creates truly unique value.

The greenbelt designation not only reduces your annual tax burden but also helps preserve the property's pristine character for generations to come. Boone Lake recreation and Piney Flats are just minutes away. You'll enjoy the perfect balance of wilderness tranquility and modern accessibility that defines the best rural properties. Information taken from sellers and tax data, buyers and buyers agent to verify all info given.

## Features & Amenities

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### EXTERIOR

Creek/Stream View • Hunting • Mountain(s) View • Paved • Residential • Sloped • Steep Slope • Timber • Wooded

### OTHER

At Road Water • Spring Water • Survey

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Listing courtesy of Collins & Co. Realtors & Auctioneers



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