

194/Ac Tbd Houston Valley Rd, Greeneville, TN 37743

\$1,461,450 · MLS #9993593 · brphomes.com/mls/9993593



194.85
ACRES

Property Facts

Property Type: Land

Status: Active

Lot Acreage: 194.85

City Taxes: \$0

County Taxes: \$771.79

Elementary School: Nolichucky

Middle School: South Greene

High School: South Greene

Description

INVEST, BUILD, or DEVELOP! Now is the time, this is your opportunity! Located in rural southern Greene County, Tennessee, this 194.85+/- acre tract offers a well-balanced combination of usable terrain, natural features, and long-term potential. With approximately 3,030+/- feet of frontage along a county maintained road and land positioned on both sides of the roadway, the property provides strong access and flexibility for a variety of future uses including residential, agricultural, recreational, or investment purposes. The landscape is defined by gentle rolling topography with a mix of open pasture and wooded acreage. The open ground presents income-producing potential for hay production or livestock use, while the wooded portions provide natural

privacy, habitat diversity, and additional recreational appeal. Multiple locations across the property offer potential build sites, many of which take advantage of scenic mountain views and the surrounding East Tennessee landscape. The property borders the Cherokee National Forest along the rear boundary, offering direct adjacency to thousands of acres of protected land. This feature enhances both privacy and recreational opportunity, while also supporting a strong wildlife presence. The area is known for deer, turkey, and black bear, making this tract well suited for those who value wildlife and outdoor experiences. Natural water features including mountain runoff springs and branches move throughout the property, contributing to both its character and usability. These water sources, combined with the mix of pasture and timber, support agricultural potential as well as recreational use. Utility access is available with public water provided by Glen Hills Utility in the Houston Valley area and electricity accessible along Houston Valley Road. A new survey is already in place, providing clarity for boundaries and future planning. In addition to the property being offered as a whole, it is also being offered as 3 separate tracts: Tract 1- 35 +/- acres, Tract 3- 43 +/- acres, and Tract 6- 116.85 +/- acres, further highlighting its flexibility. Despite its private setting, the property is conveniently located within a reasonable drive to Greeneville, Newport, Hot Springs, and Asheville for shopping, dining, and everyday amenities. Whether you are seeking a private homesite, an agricultural investment, or a versatile tract with long-term value, this property offers a strong combination of location, usability, and natural features. Opportunities of this scale and setting in East Tennessee are increasingly limited. Schedule your showing today. Buyer(s)/Buyer Agents to verify all information. Property lines are approximate only. Pre-qualification/Proof of funds required. NO TRESSPASSING. Must have an agent present at all showings.

Features & Amenities

EXTERIOR

Creek/Stream View • Farm • Greenbelt • Mountain(s) View • Pasture • Pasture View • Residential • Rolling Slope • Subdevelopment • Wooded

OTHER

Above Average Condition • At Road Water • Electricity Available • Spring Water • Survey • Water Available

Listing courtesy of Whitetail Properties Real Estate, LLC



SCAN TO VIEW ONLINE
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