Tbd Roan Creek Road, Butler, TN 37640

$139,900 · MLS #9986532 · brphomes.com/mls/9986532



9.75
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 9.75
City Taxes: $0
County Taxes: $144.76
Elementary School: Roan Creek
Middle School: Johnson Co
High School: Johnson Co

Description

Enjoy mountain living at it's finest from this parcel consisting of a gently laying knoll of almost 10 acres surrounded on three sides by the incredible Doe Mountain Recreation Area! Ride your side by side directly from the property and just around the corner to the Morefield Branch Trailhead where you can access all 8,600 acres of trails, views, and outdoor adventure. Directly across the street is the bold and beautiful Roan Creek with ample fishing opportunities both there and the gorgeous Watauga Lake which is only 6 minutes away! The recently improved Sink Valley Recreation Area is a public boat ramp and access point to one of the nations cleanest and most beautiful lakes, with over 50% of the shoreline unadulterated mountains rising out of the water. This unrestricted acreage lends itself well for your forever home, rental

properties, or even campsites right in the middle of all of the outdoor adventure that one can handle! Located less than an hour from area ski resorts, the VA Creeper Trail, Bristol, Boone, Johnson City and more. 20' easement from Roan Creek Rd. into the property. Come and explore the potential of this incredibly hard to find piece today!

Features & Amenities

EXTERIOR

Creek/Stream View • Hunting • Lot/Tract • Mountain(s) View • Paved • Residential • State Road • Unimproved • Water View • Wooded

OTHER

Average Condition • Manufactured Home Permitted • Modular Permitted • Site Built Permitted

Listing courtesy of Boone Real Estate

SCAN TO VIEW ONLINE
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