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# 219 Ridge Road, Eidson, TN 37731

**$750,000** · MLS #9991433 · 3 bed / 2 bath · brphomes.com/mls/9991433




| 3 | 2 | 2,052 | 2016 | 96.31 |
|---|---|---|---|---|
| BEDS | BATHS | SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Residential
**Sub Type:** Single Family Residence
**Status:** Active
**Year Built:** 2016
**Lot Acreage:** 96.31
**Fireplaces:** 1
**Above Grade Sq Ft:** 2,052
**Lot Dimensions:** 96.31 acres

**City Taxes:** $0
**County Taxes:** $1,341.17
**Basement Sq Ft:** 0
**Garage Sq Ft:** 0
**Elementary School:** Clinch
**Middle School:** Clinch
**High School:** Clinch

## Description

This 96.31± acre tract offers a rare combination of privacy, functionality, and scenic beauty, making it an ideal opportunity for a working homestead, family compound, or secluded recreational retreat. The land features gently rolling, well-maintained terrain with multiple potential building sites, many of which offer breathtaking long-range views across the surrounding countryside.
Improvements are already in place and add immediate value to the property. Multiple barns, utility sheds, and equipment buildings provide ample storage and infrastructure for farming, equipment, or land management needs. A well-established

spring house sits at the head of a strong, flowing spring, offering a reliable natural water source that enhances both practicality and the overall character of the property.
The property offers excellent wildlife habitat, with established shooting houses and areas suitable for potential shooting ranges, creating a ready-made setup for outdoor and recreational enthusiasts. The mix of open ground and natural cover creates excellent habitat while still allowing room for gardening, livestock, and outdoor recreation.
A 3-bedroom, 2-bath modular home with over 2,000 square feet of living space provides comfortable accommodations for full-time living or weekend use. An above-ground pool adds a recreational element, creating a welcoming space for family gatherings and relaxation after a day outdoors.
Whether you're envisioning a private homestead, a multi-generational family property with additional homesites, or a quiet escape to enjoy hunting, gardening, and country living, this property offers the space, improvements, and setting to bring those plans to life. Opportunities of this size and versatility are increasingly hard to find. Schedule your showing today! Buyer(s)/Buyers agents to verify all information. Pre-qualification letter required to schedule showings. Property lines are approximate only. Home is occupied - no drive-bys - appointments with agents only.

## Features & Amenities

**INTERIOR**

Central Air • Central Heating • Den Fireplace • Dishwasher • Drywall Walls • Fireplace Heating • Heat Pump • Microwave • One-Level • Range • Refrigerator

**EXTERIOR**

Above Ground • Back Porch/Patio • Barn(s) • Concrete Perimeter Foundation • Creek/Stream View • Front Patio • Front Porch • Modular • Mountain(s) View • Outbuilding • Part Wooded Lot • Porch • Rolling Slope Lot • Shed(s) • Shingle Roof • Storage • Vinyl Siding Exterior

**OTHER**

Above Average Condition • Electricity Connected • Private Water • Septic Tank Sewer • Sewer Connected • Spring Water • Water Connected

Listing courtesy of Whitetail Properties Real Estate, LLC

SCAN TO VIEW ONLINE
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