FOUND ON BRPHOMES.COM

1335 Ben Bloomer Road, Sneedville, TN 37869

$999,999 · MLS #9991869 · brphomes.com/mls/9991869



192
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 192
City Taxes: $0
County Taxes: $733.16
Elementary School: Hancock Co
Middle School: None
High School: Hancock

Description

Located in Hancock County, Tennessee, this 192 +/- acre tract offers a rare opportunity to own a large section of mountain land with extensive frontage along the Clinch River. The property features approximately one mile of river frontage, providing direct access to one of East Tennessee's most recognized waterways known for fishing, kayaking, and outdoor recreation.

The land is primarily wooded with rolling mountain terrain that creates a secluded and private setting. Mature timber covers much of the property, providing natural habitat for wildlife and contributing to the overall character of the landscape. The rolling topography allows for multiple potential building locations across the property, several of which

could offer scenic views of the surrounding mountains and river valley.
Interior trail systems are already established throughout portions of the property. These trails allow access across the acreage and support activities such as UTV and ATV riding, hiking, and exploring the different elevations and natural features found throughout the land. The trail network also makes it easier to access interior sections of the property for recreational use or land management.
Additional natural water features include creeks and small streams that flow through portions of the property, adding to the diversity of the landscape while providing water sources for wildlife. The combination of river frontage, wooded acreage, and varied terrain supports the wildlife populations commonly found throughout this region of East Tennessee.
The property's secluded setting makes it suitable for those seeking privacy while still offering a variety of potential land uses. The acreage may be considered for recreational use, hunting land, a private mountain retreat, or future homesites depending on a buyer's goals and local regulations.
Large tracts with significant Clinch River frontage are not commonly available in this region of East Tennessee. The combination of river access, wooded acreage, and established trails offers a unique opportunity for those looking to own a sizable piece of mountain property in Hancock County.
An adjoining 310.65 +/- acres is also available for purchase, as well as 15.16 +/- acres with a commercial building. Schedule your private showing today! Must have pre-qualification or proof of funds to schedule showings, by appointment only and must be with an agent! No trespassing onto the property to look around. Buyers/Buyer Agents to verify all information. Property lines are approximate only.

Features & Amenities

Greenbelt • Hunting • Mountain(s) View • Mountainous • Residential • River Front • Rolling Slope • Secluded • Sloped • Steep Slope • Water View • Wooded

Listing courtesy of Whitetail Properties Real Estate, LLC

SCAN TO VIEW ONLINE
brphomes.com/mls/9991869