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151 Windy Hill Private Lane, Butler, TN 37640

$99,900 · MLS #9992546 · brphomes.com/mls/9992546



2.66
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 2.66
City Taxes: $0
County Taxes: $134.81
Elementary School: Doe
Middle School: Johnson Co
High School: Johnson Co

Description

MOTIVATED SELLER -- BRING AN OFFER! PRICED FOR LAND VALUE ONLY!

Some mountain views simply take your breath away, and this beautiful 2.66-acre property in Butler, Tennessee, offers some of the most spectacular long-range mountain views around! Imagine standing on your own already graded homesite, taking in the breathtaking mountain scenery stretching out before you. Surrounded by abundant wildlife, peaceful wooded surroundings, and the natural beauty of Northeast Tennessee, this is the kind of place where you can truly escape from it all.

Whether you're dreaming of a private mountain retreat, a weekend getaway, a hunting cabin, or a place to build your forever home, the possibilities begin with the LAND!

Tucked behind a gated entrance along a private gravel lane shared with just one other cabin, this property offers privacy, established access, and a graded homesite with incredible mountain views right from where your future home could stand. The property has previously been soil tested for a 2-bedroom septic system (septic not installed), and electricity and water are available at the road.

As an added BONUS, an unfinished rustic cabin shell is already on the property. The asking price reflects LAND VALUE ONLY, with NO VALUE assigned to the existing structure. While the cabin is under roof, it has not been fully dried-in or made weather-tight and has experienced exposure to the elements. No blueprints are available. The structure is being conveyed strictly AS-IS.

A Timberline wood stove is already in place, and additional uninstalled windows and solar panels will convey with the property. Buyers may explore the possibility of completing the cabin for a hunting getaway or mountain retreat, repurposing the structure, or negotiating its removal if they prefer a fresh start.

Johnson County does not require a county building permit; however, buyers should verify all applicable construction, septic, utility, and development requirements with the appropriate authorities.

The real treasure here is the LAND! With breathtaking mountain views directly from the graded homesite, abundant wildlife, gated privacy, and 2.66 acres to make your own, this property offers an opportunity to create something truly special.

The seller is motivated and ready to consider offers! Come experience these incredible mountain views for yourself and imagine the possibilities!

CAUTION: Unfinished structure. Entry is at your own risk. Buyers and agents should exercise extreme caution when entering or inspecting the structure.

Buyer and buyer's agent to verify all information. Information deemed reliable but not guaranteed. Equal Housing Opportunity.

Features & Amenities

EXTERIOR

2 Lane Road • Cleared Lot • Gravel • Hunting • Mountain(s) View • Mountainous • Pasture View • Paved • Private Road • Residential • Resort/Vacation • Secluded • Sloped • Timber • Wooded

OTHER

Aerial • At Road Water • Electricity Available • Fixer Condition • Floor Plan • Perc Test • Rec Right of Way Easements • Survey • Under Construction Condition • Water Available

Listing courtesy of NextHome Magnolia Realty

SCAN TO VIEW ONLINE
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