

1772 Ripshin Mountain Road, Roan Mountain, TN 37687

\$189,000 · MLS #9992741 · brphomes.com/mls/9992741



0.8
ACRES

Property Facts

Property Type: Land	City Taxes: \$0
Status: Active	County Taxes: \$1,059.48
Lot Acreage: 0.8	Elementary School: Cloudland
Association Fee Frequency: Semi-Annually	Middle School: Cloudland
HOA Fee: \$825	High School: Cloudland

Description

Discover Lot 55 at Ripshin Lake—an extraordinary 0.80-acre lakefront homesite offering rare access to one of East Tennessee's most scenic and storied private lake communities. Positioned at over 3,500 feet elevation in the Roan Highlands and surrounded by the Cherokee National Forest, this lakefront parcel delivers unmatched natural beauty, crisp mountain air, and year-round recreational potential in an environment designed for serenity and stewardship. Ripshin Lake, established in 1958, is a private, spring-fed lake with a legacy of conservation and shared community values. As a Member of the Ripshin Lake Corporation, ownership includes both your private lot and equal shares in the Corporation's

protected land and lake resources. This structure has sustained the integrity of the lake and its surroundings for nearly 70 years. Expansion Memberships like Lot 55 are rarely offered, with only five newly developed lakeside parcels available in this limited release. The setting is ideal for a custom seasonal retreat or nature-focused getaway. Enjoy private lake access, panoramic water and mountain views, and community values rooted in preservation, privacy and outdoor appreciation. Recent capital improvements to the lake's dam and infrastructure ensure safe, long-term enjoyment under today's rigorous environmental regulations—a rarity among high-elevation lakes in the Southeast. A \$63,000 equity membership is required and may be financed over a 5-year period. With fishing, hiking, kayaking, and peaceful solitude at your doorstep, Lot 55 offers a rare chance to build in harmony with nature in one of the Appalachian Highlands' most treasured hidden gems.

Features & Amenities

EXTERIOR

Lake Access • Lake Front • Lot/Tract • Mountain(s) View • Paved • Pond View • Residential • Rolling Slope • State Road • Water View

OTHER

Soil Test • Survey • Underground Utilities

Listing courtesy of Premier Sotheby's North Carolina



SCAN TO VIEW ONLINE
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