

35/Ac Tbd Houston Valley Tract 1 Road, Greeneville, TN 37743

\$420,000 · MLS #9993594 · brphomes.com/mls/9993594



35

ACRES

Property Facts

Property Type: Land

Status: Active

Lot Acreage: 35

City Taxes: \$0

County Taxes: \$771.79

Elementary School: Nolichuckey

Middle School: South Greene

High School: South Greene

Description

Located in the scenic Houston Valley area of southern Greene County, Tennessee, this 35+/- acre tract presents a well-rounded opportunity for buyers seeking a versatile mix of open agricultural ground, wooded acreage, water features, mountain views, and direct access to a highly desirable recreational setting. With approximately 850+/- feet of frontage along a county maintained road, the property provides solid access and flexibility for a variety of future uses including residential, agricultural, recreational, or long-term investment consideration.

The land features gentle rolling terrain that is usable across much of the property and supports multiple potential building sites. A balanced mix of pasture land and wooded cover gives this tract both functional and visual appeal. The open ground may lend itself to continued farming, livestock, hay production, or other income-producing agricultural use, while the wooded sections provide privacy, habitat diversity, and space for recreation. Mountain runoff springs and branches add natural character to the land while also supporting the overall landscape and wildlife activity.

One of the standout features of this tract is its boundary with the Cherokee National Forest. This adjoining protected land expands the sense of privacy and provides immediate access to a large surrounding recreational resource. The property offers a setting that may appeal to buyers seeking a private homesite, weekend retreat, hunting base, or land holding with multiple use potential. Wildlife commonly seen in this area includes deer, turkey, and bear, adding to the recreational value of the tract.

Mountain views enhance several areas of the property, and the combination of topography, water features, open ground, and forest edge creates a strong East Tennessee land profile. For buyers looking to expand their footprint or explore a larger assemblage opportunity, additional acreage is also available: Whole -194.85 +/- acres, Tract 3- 43 +/- acres, and Tract 6- 116.85 +/- acres

Utility availability adds another practical element to the offering. Glen Hills Utility services the Houston Valley area for public water, and electricity is available along Houston Valley Road. Despite the private rural setting, the property remains within a reasonable drive to Greeneville, Newport, Hot Springs, and Asheville for shopping, dining, and other amenities.

This tract offers a combination of access, usable terrain, natural features, utility availability, and proximity to public land that is increasingly difficult to find in one package. Schedule your showing today. Buyer(s)/Buyer Agents to verify all information. Property lines are approximate only. Pre-qualification/Proof of funds required and notice to show. NO TRESSPASSING. Must have an agent present at all showings. Taxes to be determined, taxes for full 194.85 acres are \$771.79

Features & Amenities

EXTERIOR

Farm • Greenbelt • Lot/Tract • Mountain(s) View • Pasture • Pasture View • Residential • Rolling Slope • Secluded • Wooded

OTHER

Above Average Condition • At Road Water • Electricity Available • Public Water • Survey • Water Available

Listing courtesy of Whitetail Properties Real Estate, LLC



SCAN TO VIEW ONLINE
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