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# Tbd Light Hollow Road, Rogersville, TN 37857

**$224,000** · MLS #9993001 · brphomes.com/mls/9993001




**59**
ACRES

## Property Facts

**Property Type:** Land
**Status:** Active
**Lot Acreage:** 59
**City Taxes:** $0
**County Taxes:** $197.98
**Elementary School:** Bluff City
**Middle School:** Sullivan East
**High School:** Sullivan East

## Description

Nestled along the Sullivan/Hawkins County line in the heart of East Tennessee, this remarkable 59-acre tract on Light Hollow Road offers a rare blend of natural beauty, seclusion, and versatility. The property is thoughtfully divided by Light Hollow Road itself, with just over 6 acres on one side and the expansive remaining acreage on the opposite side -- creating a unique opportunity to retain the larger parcel while selling the smaller portion for additional income. With over 800 feet of road frontage along a well-maintained and recently paved Light Hollow Road, access is both convenient and impressive. Whether you're searching for a private retreat, a homestead, or a long-term land investment, this property checks every box.

The land is defined by its stunning mountainous and rolling hillsides, draped with large, mature oak trees and a rich variety of native East Tennessee hardwoods that provide both beauty and timber value. Beech Creek meanders through the property, originating from an on-site spring-head and offering a pristine, year-round water source that enhances both the aesthetic and practical appeal of the land. An established road leads into the interior of the property and, with minimal cleanup, will provide excellent access throughout. Additionally, old logging roads running along both sides of Beech Creek offer easy passage through the entire hollow, making exploration and development of the back portions of the tract straightforward and accessible.

With multiple building sites scattered across the property, the possibilities here are truly limitless. The private and secluded nature of this hollow setting makes it an ideal location for a primary residence, a hunting cabin, or even multiple structures for a family compound. Sportsmen will find this property particularly appealing, as bear, deer, and turkey are abundant throughout the surrounding area, making it a premier destination for hunting and wildlife observation in one of Tennessee's most celebrated natural landscapes.

Conveniently located just 16 minutes from Interstate 26 (Exit 4), 23 minutes from Kingsport, TN, and 34 minutes from the charming historic town of Rogersville, TN, this property strikes the perfect balance between peaceful country living and easy access to modern amenities. All of this is offered at an exceptional value of $266,090 -- a compelling price for a tract of this size, quality, and location. Opportunities like this along the Sullivan/Hawkins County line do not come along often, so don't miss your chance to make this incredible piece of East Tennessee yours.

## Features & Amenities

**EXTERIOR**

2 Lane Road • Creek/Stream View • Greenbelt • Hunting • Mountain(s) View • Mountainous • Paved • Residential • Secluded • Sloped • Steep Slope • Timber • Will Not Divide • Wooded

**OTHER**

Above Average Condition • Aerial • Electricity Available • Spring Water • Topo Map

Listing courtesy of Midwest Land Group, LLC

SCAN TO VIEW ONLINE
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