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# 50 Acres Sutton Hollow Road, Sneedville, TN 37869

**$407,500** · MLS #9993102 · brphomes.com/mls/9993102




**50**
ACRES

## Property Facts

**Property Type:** Land
**Status:** Active
**Lot Acreage:** 50
**City Taxes:** $0
**County Taxes:** $0
**Elementary School:** Hancock Co
**Middle School:** Hancock
**High School:** Hancock

## Description

50 Unrestricted Acres in Hancock County, Tennessee | Pasture, Timber, Springs, Creek, and Mountain Views in East Tennessee

Freedom in East Tennessee is 50 unrestricted acres in Hancock County--pasture, forest, water, views, and the space to build your life.

Usable farms like this are increasingly rare. Fenced land, mountain springs, a small creek, and multiple building sites make this Sneedville property a true opportunity.

Whether you want a working farm to raise animals and crops, a private hunting retreat with abundant wildlife, a peaceful homestead, or a flexible land investment, this tract offers the features and resources you need to achieve your unique vision.

This East Tennessee property appeals to buyers who value freedom, versatility, and country living. Its open pasture, wooded acreage, water features, and mountain views present a rare opportunity in beautiful Hancock County near Sneedville.

Approximately 46 percent of the land is in pasture, and 46 percent is in forest, giving you an excellent balance for livestock, gardening, recreation, hunting, or future development. The property is already fenced for animals, making it even more appealing for those who want to step right into farm use or create a private rural retreat.

Natural features help set this property apart. Mountain springs and a small creek provide the kind of character and usefulness that are becoming increasingly difficult to find. The land has a strong, usable feel with a landscape that supports both practical farm needs and outdoor enjoyment. Whether you are riding the property, exploring the timber, or simply enjoying the peaceful surroundings, this tract offers the beauty and functionality for which East Tennessee is known.

The property's elevations are approx. 1,250-1,525 feet provide mountain views and several building sites. You can build a home, cabin, family farm, or hold as an investment, all with unrestricted use to fit your goals.

If you want privacy, flexibility, and East Tennessee's natural beauty, this Hancock County property stands out.

Unrestricted land, usable pasture, mountain springs, and multiple building sites are not easy to find on a single property.

This is more than acreage; it's a chance to own East Tennessee land that suits your current lifestyle and future plans.

If you have been waiting for the right tract in Hancock County, this could be the one.

Don't miss your chance--call now to schedule a tour or request details about this 50-acre unrestricted property in Sneedville, Tennessee.

## Features & Amenities

**EXTERIOR**

Barn(s) • Cleared Lot • Creek/Stream View • Farm • Gravel • Greenbelt • Hunting • Lot/Tract • Mountain(s) View • Mountainous • Outbuilding • Pasture • Pasture View • Pond View • Secluded • Shed(s) • Steep Slope • Timber • Wooded

**OTHER**

Aerial • Average Condition • Electricity Available • Fencing - Partial • Fiber Available • Horses Permitted • Livestock Permitted • Manufactured Home Permitted • Mineral • Modular Permitted • Phone Available • Poultry Permitted • Shared Well Water • Spring Water • Topo Map

Listing courtesy of Clinch Mountain Realty & Auction Co.

SCAN TO VIEW ONLINE
brphomes.com/mls/9993102