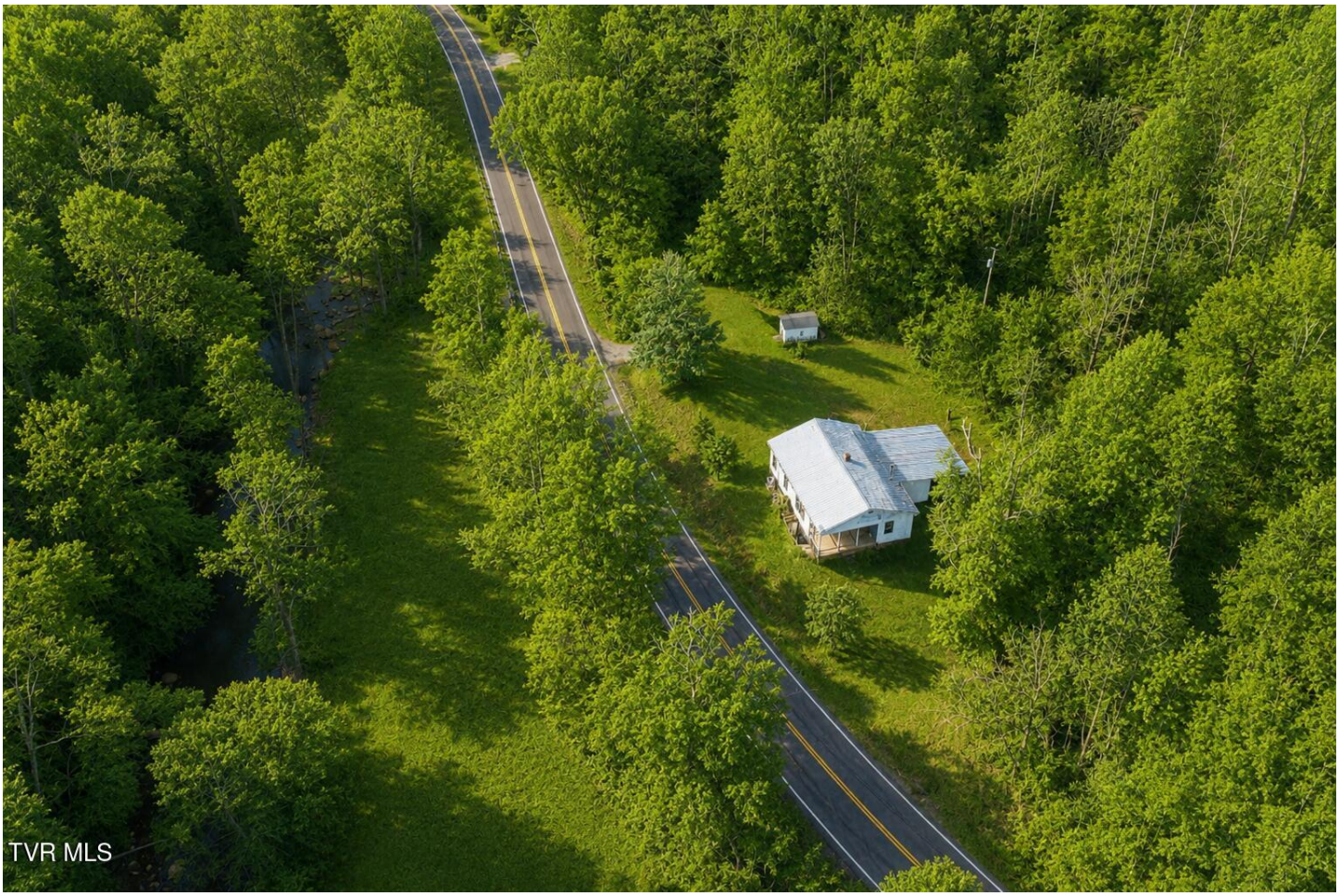
FOUND ON BRPHOMES.COM

1529 Beech Creek Rd Road, Rogersville, TN 37857

$422,000 · MLS #9994287 · 3 bed / 1 bath · brphomes.com/mls/9994287



3	1	1,329	1931	73
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1931
Lot Acreage: 73
Fireplaces: 1
Above Grade Sq Ft: 1,329
Lot Dimensions: 73 +/- acres

City Taxes: $0
County Taxes: $760.84
Basement Sq Ft: 0
Garage Sq Ft: 0
Elementary School: Keplar
Middle School: Rogersville
High School: Cherokee

Description

Located in the secluded Beech Creek area, this 73 +/- acre property in Hawkins County offers a versatile blend of recreational land, potential timber value, and rural living opportunities. With approximately 1,800 +/- feet of Beech Creek

frontage along the southern boundary, this tract provides year-round water access and scenic views that enhance both its recreational appeal and long-term investment potential.

The property is uniquely positioned on both sides of Beech Creek Road, offering excellent accessibility and development flexibility. The northern portion features approximately 2,700 +/- feet of road frontage, while the southern side includes an additional 1,800 +/- feet. This extensive frontage creates multiple access points and potential building sites, making it suitable for a private estate, family compound, or subdividing possibilities.

The land itself is a diverse mix of open pasture and mature hardwood timber. Along the creek bottoms, you will find pastureland that could be potentially used for food plots or agricultural purposes. Additionally, there is just over an acre of pasture located on the south east corner of the north tract, offering another usable open area. The remainder of the property is covered in mature hardwoods that have not been harvested, presenting a potential timber investment opportunity while also creating ideal wildlife habitat.

For those interested in outdoor recreation, this property delivers exceptional hunting opportunities. The combination of water, timber, and open ground supports healthy populations of deer, turkey, and bear. Natural travel corridors along the creek and wooded ridges make this tract highly attractive for hunting enthusiasts seeking a private and productive setup.

An older farmhouse is situated on the property, offering a starting point for renovation or use as a hunting cabin (no substantial value has been given to the home). There is also an existing pole barn that can be utilized for equipment storage or agricultural needs. A well is already in place, adding to the property's functionality and reducing initial development costs.

This Hawkins County property combines strong natural features, road access, water frontage, and improvements, making it suitable for a variety of uses including hunting, farming, recreation, or building. Its location near Rogersville provides convenient access to nearby amenities while maintaining a peaceful rural setting.

Schedule your showing today! Buyer(s)/Buyer Agents to verify all information. Property is being sold as is, no warranties or repairs. Property lines are approximate only.

Features & Amenities

INTERIOR

Heat Pump • Paneling Walls • Wood Stove Heating

EXTERIOR

Barn(s) • Creek/Stream View • Farm House • Metal Roof • Mountain(s) View • Mountainous Lot • Pasture Lot • Rolling Slope Lot • Sloped Lot • Steep Slope Lot • Vinyl Siding Exterior • Water View • Wooded Lot

OTHER

Fixer Condition • Poor Condition • Septic Tank Sewer • Well Water

Listing courtesy of Whitetail Properties Real Estate, LLC

SCAN TO VIEW ONLINE
brphomes.com/mls/9994287