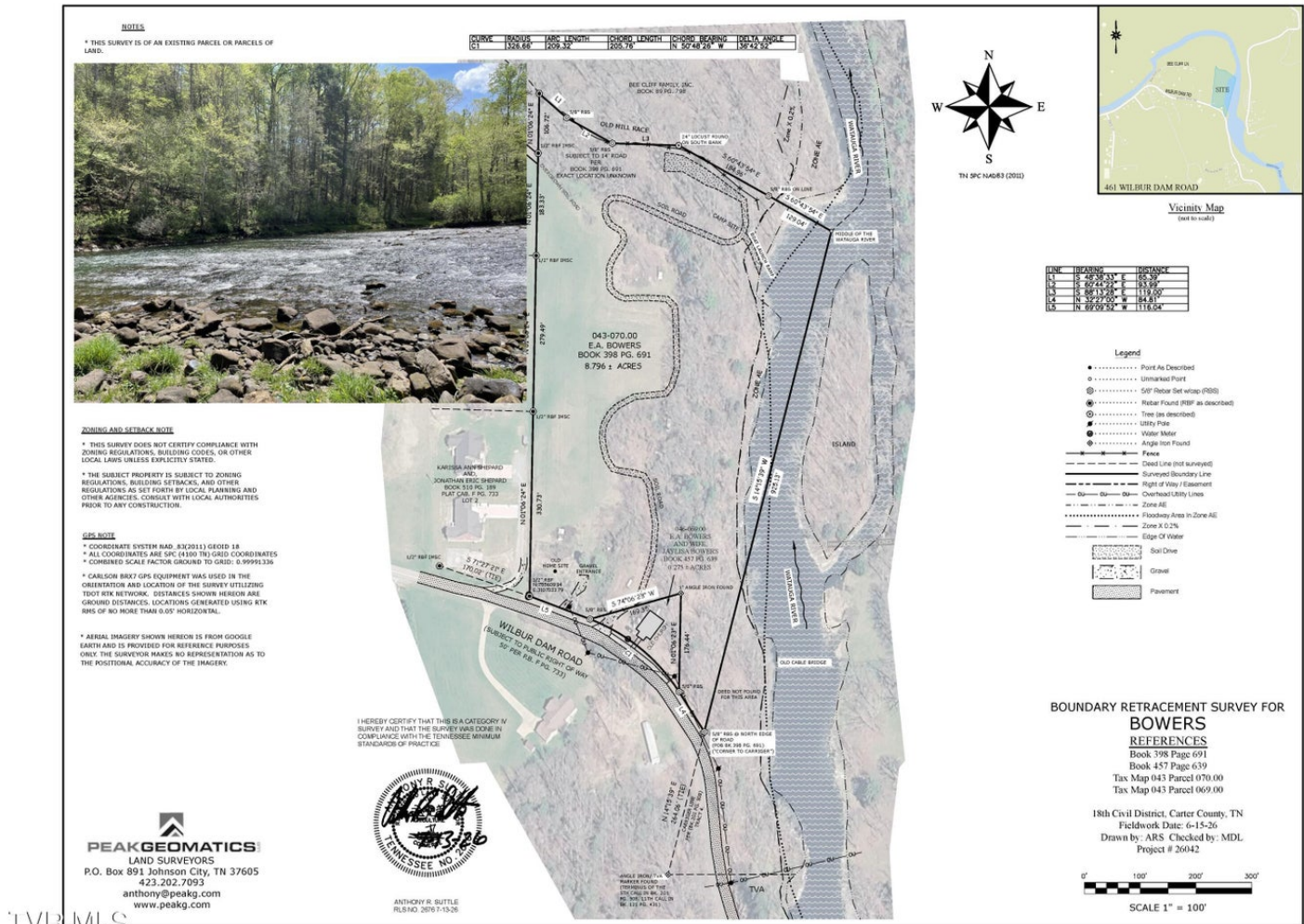


461 Wilbur Dam Road, Elizabethton, TN 37643

\$499,000 · MLS #9998272 · brphomes.com/mls/9998272



8.8
ACRES

Property Facts

Property Type: Land

Status: Active

Lot Acreage: 8.8

City Taxes: \$0

County Taxes: \$1,314.54

Elementary School: Hunter

Middle School: Hunter

High School: Unaka

Description

Imagine your Watauga River Front dream home on this beautiful, 8.8-acre property in the Siam community, just 12 minutes from Elizabethton and only a half-hour from Johnson City. Two acres of gently-sloping pasture, with year-round mountain views, including Bee Cliff, provide a ready-to-build homesite. There's already a driveway down to an existing

boat launch for fishing, kayaking or rafting on the Watauga River. A camping area adjacent to the boat launch provides for a secluded getaway. A new survey was recently completed, and the property is staked and flagged. Public water, natural gas, electricity and internet are available at Wilbur Dam Road. The property is located about a half mile downstream from Wilbur Dam. The Watauga River frontage runs for about 675 feet. Only a small amount of the acreage is in a flood zone, which is identified on the survey. Frontage on Wilbur Dam Road is about 200 feet. The property is zoned R-1 (low-density, single-family residential) by Carter County. The foundation of a former homesite, a shed and some chain-link fencing remain on the property; the seller makes no representation as to the condition of the septic system. Some construction equipment and debris also remain on the property.

The seller also owns the former Horseshoe Chapel church, which is adjacent to the property but is not for sale.

Features & Amenities

EXTERIOR

2 Lane Road • Flood Zone • Level • Lot/Tract • Mountain(s) View • Pasture • Pasture View • Paved • Public Maintained Road • Residential • Resort/Vacation • River Front • Shed(s) • State Road • Unimproved • Water View • Wooded

OTHER

Aerial • At Road Water • Cable Available • Electricity Available • Fencing - Partial • Flood Zone Easements • Horses Permitted • Modular Permitted • Natural Gas Available • Public Water • Septic Tank Sewer • Site Built Permitted • Survey • Water Available

Listing courtesy of eXp Realty, LLC



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