$599,000 · MLS #9995544 · brphomes.com/mls/9995544



28.24
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 28.24
City Taxes: $0
County Taxes: $561.34
Elementary School: Roan Creek
Middle School: Johnson Co
High School: Johnson Co

Description

28 Acres with Panoramic Mountain Views | Cabin | Ponds | Income Potential Experience the best of East Tennessee living on this exceptional 28-acre property, ideally located just 15 minutes from downtown Mountain City. Set at the end of a quiet dead-end road, this private retreat offers sweeping panoramic mountain views overlooking the Cherokee National Forest. The land is a rare combination of rolling pastures and mature woods, providing both usability and natural beauty. Two picturesque ponds enhance the landscape, while multiple prime homesites allow you to build your dream home or create a multi-structure family compound--all positioned to capture the stunning views. The property includes a beautifully built ~600 sq ft cabin featuring 2 bedrooms, 1 full bath, a full kitchen, and a mud/laundry room. A large covered porch

overlooks the farm and surrounding mountains, offering the perfect place to relax and take in the scenery. Currently used as a short-term rental, the cabin has generated approximately $10,000 annually with minimal effort, making it an ideal income-producing asset or guest retreat. Also included is the charming 216 sq ft tiny home affectionately known as "The Doll House." This designer-appointed retreat features a light-filled living room, kitchenette, full bath, spacious sleeping loft, and a welcoming front porch with breathtaking mountain views. Packed with character and thoughtfully designed, "The Doll House" is fully STR-ready and projected to generate $10,000+ annually on its own. Additional improvements include an old barn full of character, a detached 1-car metal garage/building, city water, a newly updated septic system, and a well--providing flexibility for future expansion. Located near outdoor recreation including Doe Mountain Recreation Area and Watauga Lake, this property offers easy access to ATV trails, boating, hiking, and more. Whether you're seeking a private mountain getaway, an income-producing property, or the perfect setting for your forever home, this one-of-a-kind property delivers unmatched views, privacy, and potential.

Features & Amenities

EXTERIOR

2 Lane Road • Barn(s) • Farm • Garage(s) • Mountain(s) View • Paved • Pond View • Public Maintained Road • Residential • Rolling Slope • Wooded

OTHER

Above Average Condition • Electricity Connected • Fencing - Partial • Public Water • Rec Right of Way Easements • Septic Tank Sewer • Water Connected • Well Water

Listing courtesy of Misty Oaks Real Estate

SCAN TO VIEW ONLINE
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