

21/Ac Tbd Houston Valley Tract 3a Road, Greeneville, TN 37743

\$322,500 · MLS #9996256 · brphomes.com/mls/9996256



21.5
ACRES

Property Facts

Property Type: Land

Status: Active

Lot Acreage: 21.5

City Taxes: \$0

County Taxes: \$771

Elementary School: Nolichuckey

Middle School: South Greene

High School: South Greene

Description

Tract 3A offers 21.5 +/- acres in rural southern Greene County, Tennessee, with approximately 768 +/- feet of road frontage and a versatile land layout suited for building, recreation, farming, and investment. This manageable East Tennessee acreage provides the key features many land buyers seek: road access, gentle rolling terrain, open ground, wooded cover, natural water features, mountain views, and a quiet rural setting within driving distance of nearby towns and regional amenities.

The property includes a mixture of pasture land and wooded land, giving buyers usable open acreage while retaining privacy and wildlife habitat. The pasture areas may support small-scale farming, hay production, livestock use, food plots, or future improvements. The wooded portions add cover, shade, natural beauty, and recreational character. Mountain runoff springs and branches add to the appeal and help define the tract's East Tennessee setting. With multiple potential building sites, Tract 3A is well positioned for a future homesite, cabin, mini-farm, weekend retreat,

or recreational basecamp. Buyers can evaluate site placement based on views, access, utility connection options, drainage, soil suitability, and preferred privacy. The gentle rolling terrain provides attractive elevation changes without limiting usability across much of the property. The area supports wildlife including deer, turkey, and bear, making this tract appealing for hunters and outdoor users. The combination of open land, edge habitat, wooded cover, and natural water creates a strong recreational foundation. Whether used for hunting, trail walking, wildlife watching, farming, or simply enjoying the mountain views, this tract offers a practical and scenic rural land opportunity. Utility access is an important advantage in this location. Glen Hills Utility District provides public water service in the Houston Valley area, and electricity is available along Houston Valley Road. Buyers should confirm all utility availability, costs, and connection requirements directly with the appropriate providers. Glen Hills Utility District serves southeast Greeneville and surrounding areas in East Tennessee. Tract 3A is part of a larger 43 +/- acre offering, and additional acreage is available. This gives buyers the option to purchase a smaller rural tract or explore expanded acreage depending on their goals. For buyers looking to expand their footprint or explore a larger assemblage opportunity, additional acreage is also available: Whole -194.85 +/- acres, Tract 1- 35 +/- acres (Tract 1A- 17.5 +/- acres, Tract 1B- 17.5 +/- acres), Tract 3- 43 +/- acres (Tract 3A- 21.5 +/- acres, Tract 3B- 21.5 +/- acres), and Tract 6- 116.85 +/- acres. The property is conveniently located within a short drive of Greeneville, Newport, Hot Springs, and Asheville, providing access to town services, dining, outdoor recreation, and regional travel routes. Greene County is recognized for its Appalachian foothill setting and rural character. Schedule your showing today. Buyer(s)/Buyer Agents to verify all information. Property lines are approximate only. Pre-qualification/Proof of funds required and notice to show. NO TRESSPASSING. Must have an agent present at all showings. Taxes to be determined, taxes for full 194.85 acres are \$771.79

Features & Amenities

EXTERIOR

Farm • Greenbelt • Hunting • Mountain(s) View • Pasture • Pasture View • Residential • Rolling Slope • Secluded • Sloped • Wooded

OTHER

At Road Water • Electricity Available • Water Available

Listing courtesy of Whitetail Properties Real Estate, LLC



SCAN TO VIEW ONLINE
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