

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

\$322,500 · MLS #9996257 · brphomes.com/mls/9996257



21.5
ACRES

Property Facts

Property Type: Land

Status: Active

Lot Acreage: 21.5

City Taxes: \$0

County Taxes: \$771

Elementary School: Nolichucky

Middle School: South Greene

High School: South Greene

Description

Tract 3B is a 21.5 +/- acre rural land tract located in southern Greene County, Tennessee. With approximately 914 +/- feet of road frontage, this property offers strong access, useful acreage, and a well-balanced mix of open pasture and wooded land. The tract is suitable for buyers seeking a future homesite, small farm, hunting property, recreational retreat, land investment, or expanded acreage in the East Tennessee mountains. The terrain is gently rolling, creating a usable layout with natural elevation changes and scenic views. Open pasture areas provide practical agricultural potential and could be considered for hay, grazing, food plots, garden space, or future site improvements, subject to applicable approvals and buyer verification. Wooded acreage adds privacy, shade, wildlife cover, and recreational appeal. This mix of field and timber creates a desirable edge habitat that can benefit wildlife movement across the property. Natural water features are a key part of the property's character. Mountain runoff springs and branches are present,

adding scenic value and enhancing the rural setting. These features, combined with the surrounding pasture, woods, and mountain views, create an attractive East Tennessee landscape for those looking to spend more time outdoors. Wildlife in the area includes deer, turkey, and bear. The property's habitat mix supports hunting, scouting, wildlife observation, hiking, and general recreational use. Buyers looking for a manageable hunting tract, weekend getaway, or land base near the mountains will find several useful features on Tract 3B. Multiple potential building sites are available, giving future owners flexibility when considering a home, cabin, barn, equipment shed, or recreational improvements. Glen Hills Utility District provides public water service in the Houston Valley area, and electricity is available along Houston Valley Road. Buyers should verify service availability, connection points, fees, and installation requirements with the utility providers. Glen Hills Utility District serves southeast Greeneville and surrounding areas near the Tennessee and North Carolina state line region. This tract is part of the larger Tract 3 offering, which includes 43 +/- total acres divided into Tract 3A and Tract 3B. Additional acreage is available for buyers seeking more land. 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 remains rural while still being within driving distance of Greeneville, Newport, Hot Springs, and Asheville. Greeneville provides nearby town services, while the broader region offers access to Appalachian scenery, outdoor recreation, and mountain destinations. 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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