340 Melinda Ferry Road, Rogersville, TN 37857

$574,000 · MLS #9995876 · brphomes.com/mls/9995876

44.39
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 44.39
City Taxes: $0
County Taxes: $79.83
Elementary School: St Clair
Middle School: Bulls Gap
High School: Cherokee

Description

BACK ON MARKET NO FAULT OF SELLER. Tucked away in the rolling hills of beautiful Hawkins County, Tennessee, this rare 44-acre surveyed tract on Cherokee Lake offers the kind of privacy, natural beauty, and development potential that is becoming nearly impossible to find. Covered in mature untouched hardwoods with towering White Oaks, native

East Tennessee hardwoods, scattered pines, and hemlocks, this property delivers the perfect blend of seclusion, recreation, and long-term investment potential. A large cleared build site sits near the entrance of the property, while the wooded frontage along the road creates outstanding year-round privacy from the moment you arrive.

This property is already well on its way to being fully functional and ready to enjoy. A well has already been drilled and capped, septic has been permitted, and three separate RV sites have been thoughtfully prepared with septic, water, and power already run to each location. Whether you are looking to create a family retreat, private campground, off-grid getaway, or income-producing RV/cabin development, much of the groundwork has already been completed. The unrestricted nature of the property opens the door to endless possibilities without the limitations often found on lake properties.

A well-maintained internal road system winds throughout the land, providing excellent access to multiple areas of the property. The road climbs to the top of the mountain where two additional large build sites offer absolutely breathtaking long-range views stretching for miles across the surrounding mountains and countryside. The road system also leads down to the waterfront portion of the property where approximately 2,000 feet of TVA shoreline borders Cherokee Lake. With a major public boat ramp conveniently located directly across Melinda Ferry Road, enjoying boating, fishing, kayaking, and lake recreation could not be easier.

Wildlife thrives throughout this tract with abundant deer, turkey, and black bear regularly roaming the property, making it an incredible private hunting retreat or recreational escape. With multiple potential build sites scattered throughout the acreage, the property is perfectly suited for mini-cabins, glamping setups, tiny homes, or a completely private mountain estate overlooking the lake. Conveniently located just 5 miles from Rogersville, approximately 30 minutes to Morristown, and only about 1 hour 20 minutes from Pigeon Forge and the Great Smoky Mountains, this property offers the rare opportunity to own unrestricted waterfront mountain land in one of East Tennessee's most sought-after recreational areas.

Features & Amenities

EXTERIOR

2 Lane Road • Cleared Lot • Greenbelt • Highway • Hunting • Income Producing • Lake Front • Level • Mountain(s) View • Mountainous • Paved • Residential • Secluded • Sloped • Timber • Water View • Will Not Divide • Wooded

OTHER

Above Average Condition • Aerial • Electricity Available • Septic Tank Sewer • Survey • Topo Map • Water Available • Well Water

Listing courtesy of Midwest Land Group, LLC

SCAN TO VIEW ONLINE
brphomes.com/mls/9995876