

# 2615 Stoney Fork Road, Sneedville, TN 37869

\$315,900 · MLS #9996211 · [brphomes.com/mls/9996211](https://brphomes.com/mls/9996211)



**60.89**  
ACRES

## Property Facts

**Property Type:** Land

**Status:** Active

**Lot Acreage:** 60.89

**City Taxes:** \$0

**County Taxes:** \$480.63

**Elementary School:** Hancock Co

**Middle School:** Hancock

**High School:** Hancock

## Description

: Are you seeking beautiful creeks, flat to very gently rolling fields, privacy, and abundant wildlife? If so, this 60.83-acre, surveyed property will probably be a great find for you. If you hope to build a new home of your own design and seek optional home sites to choose from, or to offer to other members of your family, then come take a look at this one. I

believe you will be well pleased. The land was raw when the owner obtained it. Since then, he has made many improvements to the land and by building nice, custom designed out-buildings. Each one has a specific purpose. THE CABIN was built first. It has an efficiency floor plan with a living area, a kitchen, a sleeping area, and a bathroom. It has a front porch, and a charming country flair. There's a wood-burning stove in the living area. The kitchen has a small refrigerator, a 2-burner cook top on propane installed in the counter top and some storage. The bathroom is equipped with a vanity and sink, a 3x3 shower stall and a compost toilet system. The doors are barn-styled on rollers, floors are wood, and there is special lighting. It is simply delightful. The owner visits the property on occasion for short stays. The buildings were meant to be comfortable while he was on each visit developing a project or making something new. THE GREENHOUSE and fenced garden are just great. You will easily recognize it in the pictures. It is all sunny and warm. and has a wood stove, and built in shelves that double as resting places. There is a nice deck too that's great for grilling and "hanging out". A water faucet is there for gardening. There are garden boxes, and apple, pear & apricot trees. THE METAL SHED was intended for office use. It has been finished out with flooring, ceiling, and walls; and, it is wired and plumbed, but these have not been connected. THE WELL HOUSE holds water from the well and the pressure tank. The water runs through a manifold that takes it into the places it needs to go. This property is clearly about the land, and its beautiful fields, creeks and wooded mountains. To that, it offers some really very nice extras to be enjoyed. Most of the buildings need some final finish work, but the good stuff is already in place. The Seller has invested heavily, especially in the double culvert bridge over the creek. He had it installed to connect a second way in and out of the property. Upon entering you will see how nice the land is and how gently it lays. On the far end from the double culvert bridge there is another access to the road. You will see a hollar in the distance--a trail the runs along another creek back through a tunnel of trees. Quite a way in through this passage, the area opens up to a really nice field. It is a totally private a home site in itself. Trails run off from there up into the mountains that are on the property. Other home sites, besides those obvious on the fields, can be found up there in the mountains. Of course they will be a little more difficult to access. The property is suitable for farm animals, some horses or a couple of cows, and for planting nice gardens. The wildlife is also plentiful.

## Features & Amenities

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### EXTERIOR

Creek/Stream View • Level • Lot/Tract • Paved • Residential • Rolling Slope • Storage • Wooded

### OTHER

Aerial • Cable Available • Electricity Available • Topo Map • Water Connected • Well Water

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Listing courtesy of Creek Country Real Estate



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