Tbd Lady Lane Tract 1, Shady Valley, TN 37688

$499,000 · MLS #9997974 · brphomes.com/mls/9997974



34.18
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 34.18
City Taxes: $0
County Taxes: $235
Elementary School: Mountain City
Middle School: Johnson Co
High School: Johnson Co

Description

Rare in the mountains: 34 acres of OPEN, LEVEL, FARM-READY pasture with year-round creek frontage in beautiful Shady Valley. Approximately 24 acres of cleared, usable pasture are ready to graze, plant, or build on now, plus approximately 10 acres along a year-round creek on the southern boundary. Protective deed restrictions prohibit toxic agricultural chemicals, herbicides, and pesticides. The seller reports that no synthetic pesticides, herbicides, or fertilizers have been applied to the property since 2021, and the pasture is currently hayed. Additional restrictions prohibit junkyards, feedlots, mining, billboards, RV and mobile home parks, and subdivision below 5 acres, helping preserve the pastoral character of the valley. Agricultural zoning. Greenbelt status transfers to the buyer. Barn on site. Electric available

on adjacent property. Current survey available. Seller will consider dividing for qualified buyers seeking a smaller tract. A wonderful setting for a homestead, small farm, market garden, equestrian property, or family compound. Minutes to Mountain City and near Cherokee National Forest, South Holston and Watauga Lakes, the Appalachian Trail, and the Virginia Creeper Trail. Buyer/Buyer's Agent to verify all information.

Features & Amenities

EXTERIOR

2 Lane Road • Creek/Stream View • Farm • Gravel • Greenbelt • Hunting • Level • Lot/Tract • Mountain(s) View • Pasture • Pasture View • Paved • Public Maintained Road • Unimproved • Wooded

OTHER

Above Average Condition • Deed Restrictions • Electricity Available • Horses Permitted • Rec Right of Way Easements • Survey

Listing courtesy of Ace Realty

SCAN TO VIEW ONLINE
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