

Lots 7&8 Caney Valley Road, Sneedville, TN 37869

\$112,000 · MLS #9998517 · brphomes.com/mls/9998517



5.16

ACRES

Property Facts

Property Type: Land

Status: Active

Lot Acreage: 5.16

City Taxes: \$0

County Taxes: \$97.13

Elementary School: Hancock Co

Middle School: Hancock

High School: Hancock

Description

DIRECT RIVER FRONT--Three individual, riverfront lots are available as: one (2.58 acres), two (5.16 acres) or three (7.75 acres)!! This is a beautiful riverfront property that is perfect for recreation. Two lots are available through our Seller in this listing, and a third one is offered by his brother. Currently each 2.58 acre lot, for \$56,000 each, can be purchased

individually or together. These are gorgeous, deep lots that drop easily down into the water. There are amazing views of close mountains all around, and the valley that lays between them. Each lot has approximately 375 ft fronting on Caney Valley Rd, and each has direct frontage on the Clinch River in the back. If ever you have dreamed of having your own spacious riverfront property, your opportunity to acquire up to +/- 7.75 acres is now. Beyond a recreational use, you may have different plans in mind. Each 2.58-acre parcel has its own deed and identification number; and, each parcel is shown on a combined plat. There is no zoning and there are no restrictions but there are a few rules for new construction. These parcels are mostly level, clear to the sky, and lay within 600 ft (more or less) of existing electric lines and internet. They are beautiful, grassy fields that produce hay. There should be no need for expensive excavating and tree clearing. For permitting you'll need at least 1 surveyed acre, a septic permit, an electric connection, and a well. With eyes wide open though you realize this is river front property in a flood zone and subject to occasional flooding. Sometimes it may be just a little, and sometimes, every so many years, it will rise high up. You will see there are several homes and recreational areas along this line that have survived quite nicely because they were raised up when they were built with this in mind. Parcels 06 & 07 share a driveway between them coming in from the road. Parcel 08 will need its own driveway if it is sold alone. Therefore, parcel 08 will not be closed in a sale until after the others have been deeded.

Features & Amenities

EXTERIOR

Commercial • Flood Zone • Lot/Tract • Paved • Residential • River Front • Water View

OTHER

Aerial • Average Condition • Electricity Available • Flood Zone Easements

Listing courtesy of Creek Country Real Estate



SCAN TO VIEW ONLINE
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