

# 143 Watauga Flats Road, Johnson City, TN 37601

\$1,400,000 · MLS #9999136 · 3 bed / 2 bath · [brphomes.com/mls/9999136](https://brphomes.com/mls/9999136)



3

BEDS

2

BATHS

2,290

SQ FT

1940

YEAR BUILT

22.65

ACRES

## Property Facts

**Property Type:** Residential

**Sub Type:** Single Family Residence

**Status:** Active

**Year Built:** 1940

**Lot Acreage:** 22.65

**Fireplaces:** 1

**Above Grade Sq Ft:** 2,290

**Lot Dimensions:** see acres

**City Taxes:** \$0

**County Taxes:** \$1,144.34

**Basement Sq Ft:** 0

**Garage Sq Ft:** 900

**Garage Spaces:** 2

**Elementary School:** Boones Creek

**Middle School:** Boones Creek

**High School:** Daniel Boone

## Description

Watauga Flats Farm -- the life you've been dreaming about, on 23 acres above the Watauga River.

Wake to morning fog lifting from the pastures. Gather eggs still warm from the coop. Move cattle onto fresh grass, watch the orchard come into its own, and take in long views across the Watauga River--all just 12 minutes from downtown Johnson City.

This is a real working farm, thoughtfully managed for years with regenerative practices, including no pesticides, rotational grazing, and naturally enriched soil. The land was fertile when it was acquired, and today it is exceptional. The potential for gardens, orchards, livestock, and continued farm production is extraordinary.

What makes Watauga Flats especially rare is that the dream already comes with a business. The farm currently sells eggs and meat, and the name, logo, and website convey with the property, providing an established brand and customer base for the next owner to build upon. The updated 3-bedroom, 2-bath farmhouse operates as a producing Airbnb, offering income from day one--whether you choose to live on the farm or continue renting it.

And the expansion opportunity is already well underway. Septic for six additional units with exceptional river views has been installed, inspected, and completed--not simply permitted or planned, but physically in the ground. The well has been upgraded and recased. The tiny homes qualify under the agritourism carve-out, and custom plans for all six sites have already been drawn and paid for, designed specifically around the land and its river views.

Six cabins overlooking the Watauga River isn't a someday vision. It's the next chapter, with much of the difficult groundwork already complete.

The property itself is equally compelling: two freshly painted barns with electricity, fenced pastures ready for cattle, pigs, sheep, or goats, a newly established orchard, a thriving berry patch, and productive chicken coops already earning their keep. Greenbelt status helps keep property taxes low, while several million-dollar homes have recently been built just across the road.

Livestock and farm equipment are available separately and negotiable, allowing the next owner to step into a farm that is already up and running.

Come walk the property. It's difficult to describe what Watauga Flats feels like until you're standing here--looking across the pasture, down toward the river, and realizing how close this kind of life is to town.

Opportunities like this don't come along every day. Don't miss your chance to make Watauga Flats Farm your own. Buyer / Buyer's Agent to verify all info.

## Features & Amenities

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### INTERIOR

Carpet Flooring • Ceramic Tile Flooring • Crawl Space Foundation • Dishwasher • Disposal • Drywall Walls • Electric Dryer Hookup • Hardwood Flooring • Heat Pump • Insulated Windows • Kitchen/Dining Combo • Laundry • Living Room Fireplace • Microwave • One-Level • Primary Bathroom • Primary Bedroom • Pull Down Stairs Attic • Range • Refrigerator • Remodeled • Smoke Detector(s) • Trash Compactor • Walk-In Closet(s) • Washer Hookup

### EXTERIOR

Attached • Back Porch/Patio • Back Yard Fencing • Barn(s) • Covered Porch/Patio • Deck • Farm House • Front Porch • Garage Door Opener • Gravel • Landscaping • Level Lot • Mountain(s) View • Part Wooded Lot • Pasture • Pasture Fencing • Pasture Lot • Poultry Coop • Ranch • River Front • Rolling Slope Lot • Shingle Roof • Vinyl Siding Exterior • Water View

### OTHER

Above Average Condition • At Road Water • Public Water • Septic Tank Sewer • Well Water

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Listing courtesy of The Property Experts JC



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