

1073 Marvin Springs Road, Nickelsville, VA 24271

\$175,000 · MLS #9999319 · brphomes.com/mls/9999319



TVR MLS

23

ACRES

Property Facts

Property Type: Land

Status: Active

Lot Acreage: 23

City Taxes: \$0

County Taxes: \$622.93

Elementary School: Nickelsville

Middle School: Nickelsville

High School: Twin Springs

Description

Escape to the peaceful countryside with this exceptional 23-acre unrestricted property in the scenic community of Nickelsville, Virginia. Conveniently located just minutes from Kingsport and the Tri-Cities, this rare offering provides the perfect balance of rural tranquility and everyday convenience.

With 1,069 feet of road frontage, the possibilities are truly endless. The gently rolling landscape features productive pasture and hay fields, making it ideal for horses, livestock, or creating the homestead you've always envisioned and a mix of wooded acreage perfect for hunting, hiking or atv riding. Whether you're looking to build your dream home, establish a working farm, or invest in future development, this property is ready to bring your vision to life.

An older home currently sits on the property and is being sold as having no value, but it offers existing electricity, well water, and septic, providing an excellent head start for a renovation project or the construction of a brand-new home. A

barn is already in place and ready to accommodate farm animals, equipment, or storage.

With no restrictions, this property offers unmatched flexibility. Create a private country estate, develop a family farm, subdivide into multiple parcels, or explore residential development opportunities. Opportunities like this with acreage, utilities in place, extensive road frontage, and a prime location near the Tri-Cities are becoming increasingly difficult to find.

If you've been searching for a property with unlimited potential in one of Southwest Virginia's most beautiful rural settings, this is the one you've been waiting for. Schedule your private showing today and discover everything this remarkable property has to offer!

Features & Amenities

EXTERIOR

2 Lane Road • Barn(s) • Cleared Lot • Farm • Level • Pasture • Paved • Residential • Rolling Slope • State Road • Wooded

OTHER

Average Condition • Cable Available • Crop Land • Electricity Available • Fiber Available • Fixer Condition • Horses Permitted • Livestock Permitted • Manufactured Home Permitted • Modular Permitted • Phone Available • Poultry Permitted • Septic Tank Sewer • Sewer Connected • Site Built Permitted • Well Water

Listing courtesy of Greater Impact Realty Kingsport



SCAN TO VIEW ONLINE
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