0 Almaroad Lane, Blountville, TN 37617

$199,000 · MLS #9999774 · brphomes.com/mls/9999774



17
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 17
City Taxes: $0
County Taxes: $74.60
Elementary School: Holston
Middle School: Sullivan Central Middle
High School: West Ridge

Description

Great opportunity to own some prime real estate in Blountville. Located near Hwy 394 & Blountville Blvd. zoned R1, this mostly wooded property offers a private setting for your new home. There is approximately 206' road frontage on Blountville Blvd and 50' from Almaroad. Desirous location in the heart of Tri-Cities conveniently located near Bristol Raceway, TRI airport, Interstate 81, Bristol, Holston Lake, Boone Lake, Johnson City & Kingsport. It's hard to find this much acreage with privacy in the heart of the Tri-Cities for under $200K. A new survey is in process of being done by the seller. The new survey will result in the amount of residential acreage being available as approx. 17 acres. The lower 17 acreage with road frontage on Blountville Blvd has a place you can pull off the road. There you will see a slab where a home used to sit. However, it recently failed a perc test. There is an old spring house down at the very corner to the left as your facing the property, near the slab and deer crossing sign. There are a couple building sites further back on the property on more level ground. Blountville Utility has an easement running across the middle of the property for access to the water tank at the top of the ridge. The seller was told by the utility that they could get access to the water along the

utility easement. Buyer or buyers' agent should confirm with Blountville Utility they will have the same access. Whether you enjoy wildlife around you or hunting, you can experience it here. The easement is located through the center of this property with access on a gravel road beside house #1889 and seller's commercial acre also listed for sale. Buyer or buyers' agent to verify all information. For tax purposes the buyer/new owner will need to apply for Greenbelt tax benefits.

Features & Amenities

EXTERIOR

2 Lane Road • City Street • Cleared Lot • Easement • Greenbelt • Mountain(s) View • Paved • Public Maintained Road • Residential • Rolling Slope • Sloped • Unimproved

OTHER

Additional Road Frontage • Aerial • Average Condition • Electricity Available • Manufactured Home Permitted • Public Water • Spring Water • Utility Easement • Water Available

Listing courtesy of Southern Dwellings

SCAN TO VIEW ONLINE
brphomes.com/mls/9999774