Lot #2 Blackberry Hills Trail, Thorn Hill, TN 37881

$249,900 · MLS #10000315 · brphomes.com/mls/10000315



24.59
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 24.59
City Taxes: $0
County Taxes: $0
Elementary School: Hancock Co
Middle School: Hancock
High School: Hancock

Description

Discover an incredible opportunity to own a piece of East Tennessee paradise with some of the most spectacular mountain views Hancock County has to offer. Nestled in the peaceful countryside, this property provides a front-row seat to the beauty of the majestic Tennessee mountains, where rolling ridgelines, vibrant seasonal colors, and unforgettable sunrises and sunsets create a truly remarkable setting. Whether you're searching for the perfect location to build your forever homestead or a private mountain retreat for family getaways, this property offers everything you've been looking for. Welcome to the newly established Blackberry Hills Estate Subdivision, where each lot is thoughtfully positioned to maximize privacy while showcasing breathtaking panoramic mountain vistas. Lot #2, conveniently located at the top right as you enter the subdivision, features 24.59± acres of rolling terrain with multiple potential building sites. Widely considered the crown jewel and "cream of the crop" for this subdivision, this exceptional tract boasts some of the most

commanding, stand out, and expansive mountain views in the development. Whether you prefer to build tucked away along the mountainside for ultimate privacy and seclusion or atop the hill to take full advantage of the astonishing long-range mountain views, this property offers endless possibilities. Imagine enjoying your morning coffee while watching the sun rise over layers of mountain ridges stretching across the horizon or unwinding in the evening as the peaks glow beneath a vibrant Tennessee sunset. Wildlife enthusiasts will appreciate the abundance of native East Tennessee wildlife that calls this property home. Deer are frequently seen grazing along the hillsides and wooded areas, while wild turkey, songbirds, and other native wildlife regularly visit the property.
From elevated homesites to peaceful, wooded settings, nearly every vantage point on the property offers stunning views that capture the natural beauty, native wildlife, and tranquility that make East Tennessee so desirable. To help protect the beauty and value of the community, building restrictions and covenants are in place to maintain a pristine and attractive environment for all property owners. Adding to its appeal, a driveway has already been established, and both electricity and water are readily available, making the building process even more convenient. Despite its quiet, secluded setting, the property is located just minutes from schools, shopping, banking, and other everyday necessities, offering the perfect balance of privacy and accessibility. Properties that combine acreage, privacy, utilities, convenience, and extraordinary mountain views are becoming increasingly difficult to find. With its stunning scenery, multiple building sites, and exceptional location, this remarkable property truly checks every box. Priced at just $249,900, this Tennessee treasure is an opportunity you don't want to miss.
* All information has been deemed reliable, but is to be verified by buyer/buyer's agent.

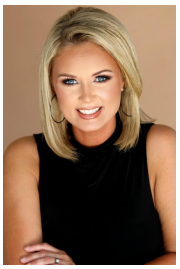
Features & Amenities

EXTERIOR

2 Lane Road • Bottom Land Lot • Cleared Lot • Gravel • Greenbelt • Level • Lot/Tract • Mountain(s) View • Mountainous • Pasture View • Paved • Private Maintained Road • Private Road • Public Maintained Road • Residential • Resort/Vacation • Rolling Slope • Sloped • State Road • Steep Slope • Subdevelopment • Will Not Divide • Wooded

OTHER

Above Average Condition • Aerial • At Road Water • Building Restrictions • Cable Available • Covenant • Deed Restrictions • Electricity Available • Fiber Available • Phone Available • Plat • Public Water • Rec Right of Way Easements • Septic Tank Sewer • Site Built Permitted • Survey • Water Available



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