Lot #3 Blackberry Hills Trail, Thorn Hill, TN 37881

$249,900 · MLS #10000317 · brphomes.com/mls/10000317

7.32
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 7.32
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 #3, conveniently located on the middle-left side as you drive through the subdivision, features 7.32± acres of mixed terrain, with a combination of cleared acreage and wooded areas that create both versatility of usable land and natural privacy. The property offers several attractive

locations for a homesite, giving you the flexibility to create the perfect setting for your dream home or mountain retreat. While this lot may not be perched high on the mountainside, don't let that fool you. Its open landscape creates a remarkable vantage point, allowing the surrounding mountain ranges to take center stage. Whether you choose to build within the cleared portion of the property or position your home along the edge of the wooded areas for added privacy, you'll have the opportunity to enjoy wide-open views and stunning scenery stretching across the horizon. Nearly every spot on the property captures the natural beauty, peace, and tranquility that make East Tennessee so highly sought after. 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. 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, usable land, and exceptional location, this remarkable property truly checks every box. Priced at just $239,900, 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.

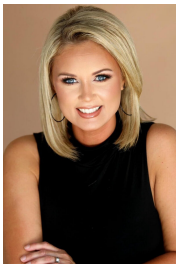
Features & Amenities

EXTERIOR

2 Lane Road • Bottom Land Lot • Cleared Lot • Gravel • 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 • 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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