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Tbd Sandy Bottom Road, Erwin, TN 37650

$399,900 · MLS #10000859 · brphomes.com/mls/10000859



18
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 18
City Taxes: $0
County Taxes: $77.66
Elementary School: Love Chapel
Middle School: Unicoi Co
High School: Unicoi Co

Description

INVESTORS, Home Builders & Dreamers - RARE RIVERFRONT opportunity! This incredible 18+/- acres of UNRESTRICTED, undeveloped land offers the kind of versatility and beauty that is almost impossible to find. Featuring 446 ft of WATER FRONTAGE along both the Nolichucky River and South Indian Creek, this property is a dream come

true for anyone seeking recreation, development, or investment potential. The Nolichucky is well-known for its exceptional fishing and kayaking, and the creek frontage adds even more character and charm. Adding to its uniqueness, the property also contains a natural above-ground spring, offering a natural water source. The acreage is backed by 12,000 ACRES of Cherokee National Forest, ensuring privacy, wildlife, and a true connection to nature. Located on a paved, county-maintained dead-end road with no thru-traffic, this property provides the ultimate in privacy while still being easily accessible. Natural gas and electric are conveniently located at the road, making development easier. Location is another huge benefit with CONVENIENT access to Interstate 26 just 2-minutes away, 10-minutes to Downtown Erwin, 21-minutes to Johnson City, 46-minutes to Downtown Asheville, and less than an hour to Lake Watauga. With NO restrictions, the possibilities are endless -- build residential home sites or a family compound, create vacation cabins or a riverside retreat, start an outdoor recreation business such as tubing, fishing, camping, or kayaking, or simply enjoy it as your own private escape. Properties with this much flexibility and natural beauty rarely become available, and you will be hard-pressed to find another that combines river frontage, creek frontage, a natural spring, backing to National Forest, paved county road access, and interstate convenience all in one. Schedule your showing with your agent today to experience this stunning property in person! Buyer/buyers agent to verify all information contained herein.

Features & Amenities

EXTERIOR

2 Lane Road • Creek/Stream View • Dirt • Gravel • Greenbelt • Hunting • Income Producing • Interstate 1 Mile or Less • Mountain(s) View • Mountainous • Public Maintained Road • River Front • Rolling Slope • Secluded • Steep Slope • Timber • Unimproved • Water View • Will Not Divide • Wooded

OTHER

Average Condition • Cable Available • Electricity Available • Flood Zone Easements • Horses Permitted • Livestock Permitted • Manufactured Home Permitted • Natural Gas Available • Phone Available • Poultry Permitted • Sewer Available • Site Built Permitted • Spring Water • Water Available

Listing courtesy of Greater Impact Realty Jonesborough

SCAN TO VIEW ONLINE
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