# 605 Bullen Valley Road, Thorn Hill, TN 37881

**$200,000** · MLS #10000820 · brphomes.com/mls/10000820




**38.54**
ACRES

## Property Facts

**Property Type:** Land
**Status:** Active
**Lot Acreage:** 38.54
**City Taxes:** $0
**County Taxes:** $310.79
**Elementary School:** Washburn
**Middle School:** Rutledge
**High School:** Grainger Co.

## Description

Norris Lake Views, Zero Restrictions -- 38.54 Acres in Thorn Hill
Your Mini Farm, Your Rules: 38.54 Unrestricted Acres Overlooking Norris Lake
Well, Septic & Driveway Already In -- Add Your Vision to This Grainger County Retreat

What if the hardest part of buying land wasn't the land -- it was everything you had to do before you could enjoy it? Here, that part's already done.
Tucked into the rolling hills of Thorn Hill in Grainger County, this 38.54-acre surveyed tract delivers something

increasingly rare in East Tennessee: unrestricted land with the infrastructure already in place, overlooking one of the region's most sought-after waterways.
From an elevation range of 1,030 to 1,309 feet, this property offers sweeping views toward Norris Lake and the Clinch River -- the kind of scenery that makes mornings on the porch worth waking up for. The land breaks down to roughly 90% mature woodland and 10% cleared ground, giving you privacy, timber, and wildlife habitat alongside open space ready for a garden, pasture, or homesite.
And speaking of wildlife -- this is whitetail deer and turkey country, with fishing nearby for those who want to spend a weekend on the water instead of behind a desk. If you've been searching for a hunting camp, homestead, or weekend retreat where the outdoors is the main attraction, this tract checks every box.
The heavy lifting is already handled: a well and septic system are installed, and a driveway is cut and ready, saving you the time, cost, and headache that usually comes first on raw land. From here, the possibilities are wide open. Because this property is unrestricted, no HOA or zoning committee stands between you and your plans. Bring livestock. Plant a garden. Park a camper or RV. Move in a tiny home or manufactured home. Or start from scratch and design the custom home you've always wanted. This is mini farm living with the freedom to build it your way, on your timeline.
With yearly property taxes of just $310.79, the ongoing cost of ownership is remarkably light for what you're getting -- acreage, a lake view, wildlife, and total flexibility of use.
Whether you're looking for a full-time homestead, a part-time hunting retreat, or an investment in unrestricted East Tennessee land near Norris Lake and the Clinch River, this Thorn Hill property is ready to work for you.

Land like this -- unrestricted, lake-view, and already improved with well, septic, and driveway -- doesn't sit long in this market.

## Features & Amenities

**EXTERIOR**

Creek/Stream View • Farm • Hunting • Mountain(s) View • Mountainous • Rolling Slope • Unimproved • Water View • Will Not Divide • Wooded

**OTHER**

Additional Road Frontage • Aerial • Average Condition • Horses Permitted • Livestock Permitted • Manufactured Home Permitted • Mineral • Phone Available • Poultry Permitted • Septic Tank Sewer • Survey • Topo Map • Well Water

Listing courtesy of Clinch Mountain Realty & Auction Co.

SCAN TO VIEW ONLINE
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