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138 Jd Guinn Lane, Butler, TN 37640

\$950,000 · MLS #10000850 · 12 bed / 4 bath · brphomes.com/mls/10000850



12

BEDS

4

BATHS

2,500

SQ FT

2025

YEAR BUILT

25

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 2025

Lot Acreage: 25

Above Grade Sq Ft: 2,500

Lot Dimensions: 25 acres

City Taxes: \$0

County Taxes: \$1,000

Basement Sq Ft: 0

Garage Sq Ft: 800

Elementary School: Doe

Middle School: Johnson Co

High School: Johnson Co

Description

WAIT UNTIL YOU SEE WHAT'S ON THIS MOUNTAIN! 3 ADDRESSES surrounded by the national forest on a private driveway on over 23 acres! PLUS, MULTIPLE CABINS, including two GLAMPING cabins, an A Frame cabin, a Bunkhouse cabin, an old antique bus, wrapped like a cabin with a huge porch, A MOUNTAIN-TOP 4-bedroom, 2 bath unfinished HOME. Two one bedroom, one bath cabins and an off grid solar cabin. Comes with all furniture, fixtures and rent ready. Firepits and grills everywhere. WELCOME TO 134, 136 & 138 JD GUINN RD., BUTLER, TN! If you've been looking for a property that is anything but ordinary, stop scrolling! This incredible mountain property is already being used for Airbnb stays and retreats and offers a unique collection of accommodations, allowing you to continue the existing business--or create something completely your own! LOG HOME: 1 bedroom • 1 bath • kitchen • living room. BONNIE & CLYDE CABIN: 1 bedroom • 1 bath • kitchen • living room. TWO GLAMPING SITES: Side-by-side green-room-style accommodations with metal roofs, ceiling fans, and electrical outlets. THE LOVE SHACK: A fun one-room getaway featuring a king bed downstairs and another king mattress in the loft. Solar-powered Outhouse just outside. A-FRAME CABIN: Queen bed • twin mattress • cozy loft area. BUNKHOUSE: Sleeps up to 8! Kitchen • living room • bedroom • dining area • bunk area. A-FRAME GLAMPING/BUNKHOUSE AREA: Outdoor bathhouse with separate men's and women's facilities, hot showers, and toilets. MOUNTAIN-TOP 4-BEDROOM, 2-BATH HOME Located at the very top of the mountain! Solar-powered and ready for someone to finish. The supplies are already there! AND WAIT... THERE'S A BUS! An old wrapped bus transformed to look like a little cabin, complete with a HUGE PORCH! It is absolutely adorable! IMAGINE THE POSSIBILITIES! This could be your: Retreat destination Airbnb/short-term rental investment. Glamping business, Family compound, Mountain getaway, group retreat destination ?? Wedding or special-event venue, Church or organizational retreat. With so many different accommodations, guests can enjoy the mountain together while still having their own unique space. This isn't just a property. It's an experience. It's an adventure. It's a business opportunity. And it's a place to relax, it's a place where people can come to unplug, relax, and make memories. 134, 136 & 138 JD Guinn Rd. Butler, Tennessee. Come see why this one is truly one of a kind! Each cottage/glamping cabin is a different size. Close to Beech Mountain, 10 minutes to Watauga Lake, trails everywhere and a creek on the property. Water is spring fed and comes from the top of the mountain through a spring box. Fresh, clean, cold natural water! Property has wifi and cable access and electric. 3 septic systems on property. Springs, creeks, and more.

#ButlerTN #TennesseeMountains #MountainRetreat #AirbnbInvestment #AirbnbBusiness #RetreatProperty #Glamping #CabinLife #MountainCabins #VacationRental #InvestmentOpportunity #OffGridLiving #SolarPowered #UniqueProperty #MountainGetaway #TennesseeRealEstate

Information Herein Deemed Reliable but Not Guaranteed

Features & Amenities

INTERIOR

Built-In Electric Oven • Built-in Features • Cedar Closet(s) • Ceiling Fan(s) • Central Air • Central Heating • Cooktop • Custom Walls • Dishwasher • Double Pane Windows • Dryer • Electric Range • Fireplace Heating • Hardwood Flooring • Heat Pump • Log Walls • Microwave • One-Level • Pantry • Range • Refrigerator • Two-Level • Washer • Water Softener • Wood Heating

EXTERIOR

A Frame • Balcony • Bungalow • Cabana • Cabin • Chalet • Cleared Lot • Cottage • Craftsman • Driveway • Frame Exterior • Garage(s) • Garden • Geodesic Dome • Gravel • Guest House • Level Lot • Log Exterior • Metal Roof • Mountainous Lot • Outbuilding • Outdoor Grill • Part Wooded Lot • Raised Ranch • Residence • Rolling Slope Lot • RV Parking • Second Residence • Shed(s) • Sloped Lot • Wooded Lot

OTHER

Above Average Condition • Spring Water • Well Water

Listing courtesy of Lake Homes Realty Smithville



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