

# Tbd Cove Ridge Circle, Butler, TN 37640

**\$395,000** · MLS #10002351 · [brphomes.com/mls/10002351](https://brphomes.com/mls/10002351)



**2**

ACRES

## Property Facts

**Property Type:** Land

**Status:** Active

**Lot Acreage:** 2

**City Taxes:** \$0

**County Taxes:** \$0

**Elementary School:** Little Milligan

**Middle School:** Little Milligan

**High School:** Unaka

## Description

UNIQUE WATER RESOURCE OPPORTUNITY NEAR WATAUGA LAKE! This approximately 2-acre wooded tract features TWO EXISTING WELLS, presenting an unusual opportunity for buyers interested in exploring potential water supply, development, or other water-resource applications. With direct road frontage, utilities available, and potential building sites following selective clearing, the property also offers possibilities for residential use. Located in the scenic Watauga Lake area, surrounded by the natural beauty of Northeast Tennessee's mountains and nearby Cherokee National Forest, this property combines an appealing mountain setting with a feature rarely found in vacant land offerings. The two existing wells may offer value beyond traditional residential use, depending on a buyer's intended application. Well capacity, water quality, water rights, permitted uses, septic suitability, and development feasibility are subject to buyer investigation and verification.

## Features & Amenities

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### EXTERIOR

Income Producing • Residential • Sloped • Wooded

### OTHER

At Road Water • Well Water

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Listing courtesy of HBX Realty



SCAN TO VIEW ONLINE  
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