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Tbd Cove Ridge Circle, Butler, TN 37640

$395,000 · MLS #10002351 · 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 with a reported minimum yield of 75 GPM offer value beyond traditional residential use. Well capacity, water quality, water rights, permitted uses, septic suitability, and development feasibility are subject to buyer investigation and verification.

Listing courtesy of HBX Realty · MLS #10002351 · Generated November 9, 2026
Information deemed reliable but not guaranteed.

Features & Amenities

EXTERIOR

Income Producing • Residential • Sloped • Wooded

OTHER

At Road Water • Well Water

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SCAN TO VIEW ONLINE
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