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306 Bear Branch Road, Roan Mountain, TN 37687

$695,000 · MLS #10002856 · brphomes.com/mls/10002856



44.57
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 44.57
City Taxes: $0
County Taxes: $774.99
Elementary School: Cloudland
Middle School: Cloudland
High School: Cloudland

Description

54 ACRES, A MUCH-LOVED MOUNTAIN HOME, TWO PONDS & CHEROKEE NATIONAL FOREST FRONTAGE!

Some places are more than just a house and a piece of land. They're home. And for the past 30 years, that's exactly what this special mountain property has been to its owners. Now it's ready for its next chapter!

With 54 acres of beautiful East Tennessee mountain land, two ponds, gorgeous mountain views, and frontage along the Cherokee National Forest and Appalachian Trail, this is the kind of property that doesn't come along every day. If you've

been dreaming of a place with privacy, room to roam, and the freedom to enjoy the mountains, you'll want to see this one!

Built in 1920, this 3-bedroom, 2-bath home offers 1,834 square feet of living space and the kind of character you just don't find in newer homes. With mostly one-level living and a loft bedroom, the home has a comfortable, rustic mountain feel. It's been lived in and loved for the past 30 years, and while there's room for some updates and your own personal touches, it's a home that's been enjoyed just the way it is.

And that wraparound porch overlooking one of the property's two ponds? Now that's a place to sit a spell! Imagine starting your mornings with a cup of coffee, listening to the birds, watching the wildlife, and taking in the mountain scenery. Deer, bears, foxes, bobcats, hummingbirds, and even bald eagles have been spotted in the area. There's just something special about having that kind of beauty right outside your door.

The property also includes a six-person sauna, separate guest quarters, two barns, and a storage building. With multiple potential building sites, plenty of acreage to explore, and possible selective timbering opportunities, there are so many ways to make this property your own.

And you couldn't ask for a better location if you love the outdoors! Less than 10 miles from Beech Mountain and Sugar Mountain ski resorts, close to Roan Mountain State Park, and just one mile from the North Carolina state line. Whether it's hiking, skiing, exploring, or simply enjoying a quiet day at home, you're right in the middle of everything that makes these mountains special.

Whether you're looking for a full-time residence, a family homestead, a mountain getaway, or a place to build your dream home while enjoying the existing one, the possibilities here are something special.

For 30 years, this has been a place to call home, make memories, and enjoy the simple pleasures of mountain living. Now it's ready for a new family, new memories, and its next chapter.

Come take a look. You just might find the place you've been looking for!

Property and all improvements are being sold AS IS. All information deemed reliable but not guaranteed. Buyer and Buyer's Agent to verify all information, including acreage, boundaries, square footage, improvements, and intended uses.

Features & Amenities

EXTERIOR

Barn(s) • Farm • Gravel • Hunting • Mountain(s) View • Mountainous • Outbuilding • Pasture • Pond View • Residence • Residential • Shed(s) • Sloped • State Road • Steep Slope • Storage • Timber • Wooded

OTHER

Additional Road Frontage • Electricity Available • Electricity Connected • Septic Tank Sewer • Well Water

Listing courtesy of KW Johnson City

SCAN TO VIEW ONLINE
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