



\$69,000 -- 13.78 acres

Rock Hill Rd, Watauga, TN 37694

- Sullivan County

Recreational Property

Residential Property

Undeveloped Land

13.78 Rolling Acres in the Heart of Northern Tennessee

| State | County | City | Zip |
|--------------|-----------------|-------------|----------|
| Tennessee | Sullivan County | Watauga | 37694 |
| Address | Price | Acreage | Bedrooms |
| Rock Hill Rd | \$69,000 - | 13.78 acres | 0 |
| Baths | | | |
| 0 | | | |

Description

Lucky Dog Price: \$69,000

Market Value: \$145,000

Savings of 52%!!

This 13.78-acre property is zoned A1 (Agricultural). Farming and livestock are allowed, along with mobile homes. This is not in a flood zone. City electric is available in the area. A septic system and well would need to be installed. Survey is available. Perc test is not available.

Site Address: ROCK HILL RD, WATAUGA, TN, 37694

County / State: Sullivan County, TN

Parcel Number: 136-046.10

Parcel Size: 13.78 Acres

Parcel Area: 600,257 Sq. Ft.

Zoning: A1 (Agricultural)

of Dwellings Allowed to be Built: Single wide or double-wide modular home

Flood Zone: No

Electric: City electric available

Water: Well needed

Sewer: Septic needed

Survey/Plat Map: Plat Map available

Percolation Test: Not available

Property Access: Please contact

Legal Description: PROFFITT TIPTON R/M

Subdivision: n/a

Center GPS Coordinates: 36.40882588381667, -82.28155020563258

RV Parking / Living Allowed: Not allowed

Mobile Homes Allowed: Yes, Single wide or double-wide

Farming Allowed: Yes

Livestock Allowed: Yes

Annual Taxes: \$154.00 (2021)

HOA Fees / Name of HOA: n/a

Elevation: 1663.4 ft.

Elementary School: Indian Springs Elementary: 423-354-1685

Middle School: Sullivan Central Middle School: 423-354-1200

High School: West Ridge High School: 423-354-1450

Buyers Agent Commission Offered: 3%

Title Provided: Warranty Deed w/ Title Insurance

Amenities

Agriculture and Farming

Agricultural Uses

- Livestock
- Poultry

Financing Options

Mortgage Options

- Conventional Mortgage
- Owner Finance

Housing**HOA**

- None

Land**Land Type**

- Both

Lot Description

- Acreage
- Some Trees

Proposed Use

- Agriculture
- Mobile Homes
- Residential Single

Road Frontage Desc

- None

Special Notes

- Plat map available

Street/Utilities

- City Electric
- Septic
- Well

Topography

- Rolling

Seller Contact Information

Lucky Dog Land Deals

Lucky Dog Land Deals

101 Creekside Xing

Brentwood, TN 37027

luckydoglanddeals@gmail.com

(727) 282-5492 (Office)

Property Boundaries



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This information believed accurate but not warranted