



\$89,000 - - 25.47 acres

Carden Hollow Rd, Bristol, TN 37620

- Sullivan County

Recreational Property

Residential Property

Undeveloped Land

25+ Acres in Greenbelt with Incredible Views

State	County	City	Zip
Tennessee	Sullivan County	Bristol	37620
Address	Price	Acreage	Bedrooms
Carden Hollow Rd	\$89,000 -	25.47 acres	0
Baths			
0			

Description

Lucky Dog Price: \$89,000

Market Value: \$218,000

Savings of 59%!!

Welcome to Bristol, TN! This remarkable opportunity presents itself in the form of 25.47 acres zoned A1 (Agriculture). There is paved access to the property from not one, but two different entry points on Carden Hollow Rd. This is not in a flood zone.

This vast expanse of land is an outdoor enthusiast's dream come true. The property boasts a diverse topography, featuring rolling hills, meandering streams, and lush greenery, creating an idyllic backdrop for any recreational pursuit. Whether you're an avid hiker, a nature lover, or a passionate photographer, this land provides endless possibilities to explore and immerse yourself in the wonders of the great outdoors.

For those seeking adventure, the property offers the potential for various recreational activities. Design your own hiking trails, mountain biking routes, or horseback riding paths, allowing you to embrace the natural beauty while enjoying an active lifestyle. The land also provides ample space for camping, picnics, and outdoor gatherings, making it an ideal spot for creating lasting memories with family and friends.

Beyond its natural appeal, this property benefits from its convenient location in Bristol, TN. The city is known for its vibrant community, rich history, and an abundance of cultural events. Embrace the region's Southern charm

and explore the local shops, restaurants, and entertainment venues. In addition, the nearby South Holston Lake and Cherokee National Forest offer further opportunities for outdoor recreation, ensuring that you'll never run out of adventures to embark upon.

Whether you're a nature enthusiast, an outdoor adventurer, or someone seeking a serene escape, this 25.47 acres of vacant recreational land in Bristol, TN, presents an extraordinary opportunity. Don't miss the chance to make your dreams a reality seize this exceptional offering today!

City electric is available in the area but would need to be verified by the buyer. A septic system and well would need to be installed. Should the buyer choose to remove the property from the Greenbelt, the buyer would be responsible for the payment of any rollback taxes. This property has nearly everything, including allowance for livestock and farming.

The closest address is 358 CARDEN HOLLOW RD BRISTOL, TN 37620-8637. There are 2 access points south of that address. This property can be subdivided and there are two access points from the road.

Site Address: CARDEN HOLLOW RD - BRISTOL, TN 37620

County / State: Sullivan County, TN

Parcel Number: 052-022.50

Parcel Size: 25.47 Acres

Parcel Area: 1,109,473 Sq. Ft.

Zoning: A1 (Agricultural)

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

Flood Zone: None

Electric: City electric available, to be verified by buyer

Water: Well needed

Sewer: Septic needed

Survey/Plat Map: No

Percolation Test: No

Property Access: Paved Road

Legal Description: DISTRICT: 05, COUNTY AREA: A30

Subdivision: n/a

Center GPS Coordinates: 36.55136892982076, -82.27138583261868

RV Parking / Living Allowed: Not allowed

Mobile Homes Allowed: Yes, a single-wide or double-wide

Farming Allowed: Yes

Livestock Allowed: Yes

Annual Taxes: \$103.00 (2021)

HOA Fees / Name of HOA: n/a

Elevation: 1607.6 ft.

Elementary School: Central Heights Elementary School: 423-354-1575

Middle School: 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

Financing Options

Mortgage Options

- Owner Finance

Land

Easements

- Access

Lot Description

- Acreage
- Heavily Treed

Proposed Use

- Agriculture
- Mobile
- livestock

Road Frontage Desc

- City

Street/Utilities

- City electric, to be verified by buy. Well and Septic needed
- Septic
- Well

Topography

- Rolling

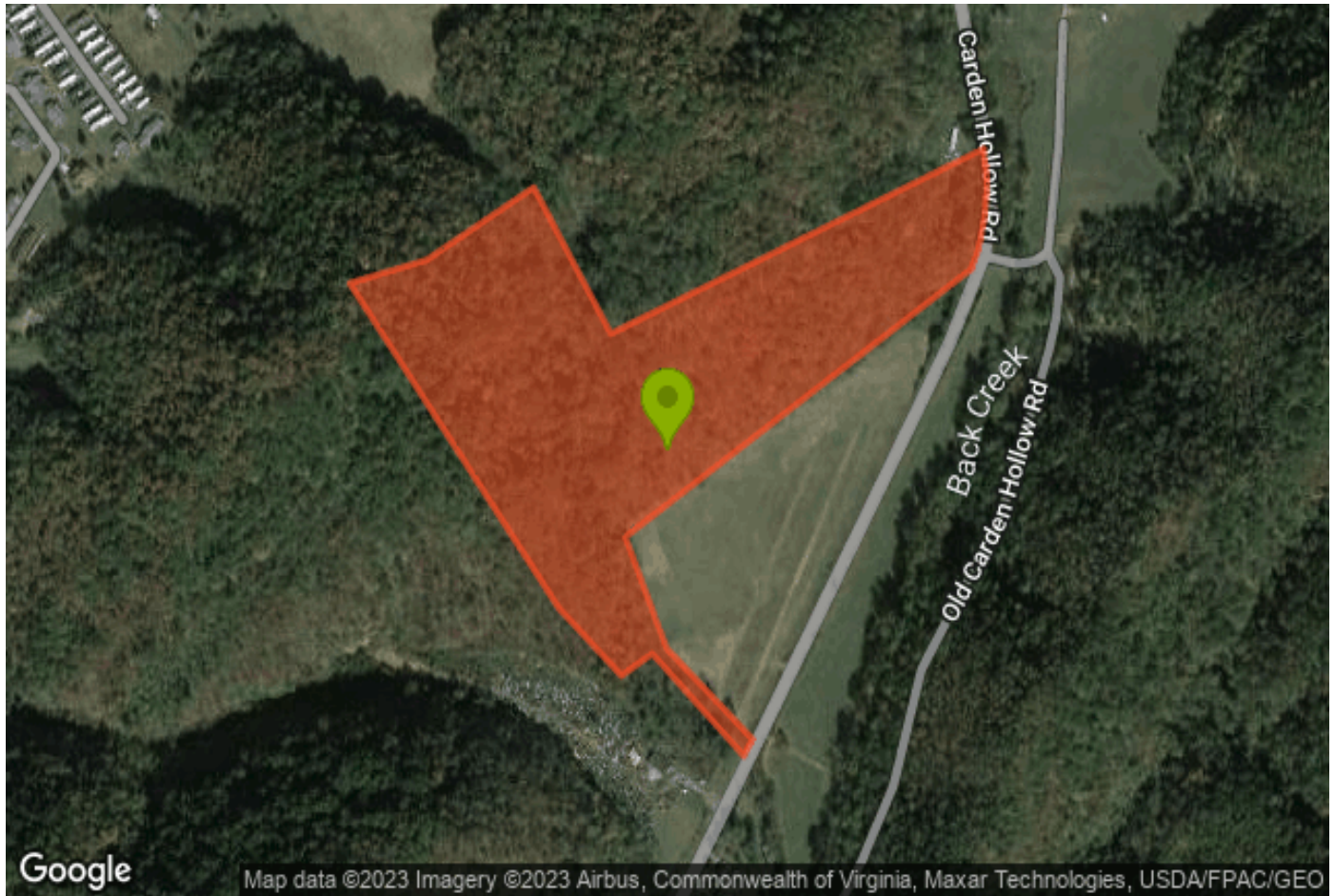
Seller Contact Information

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