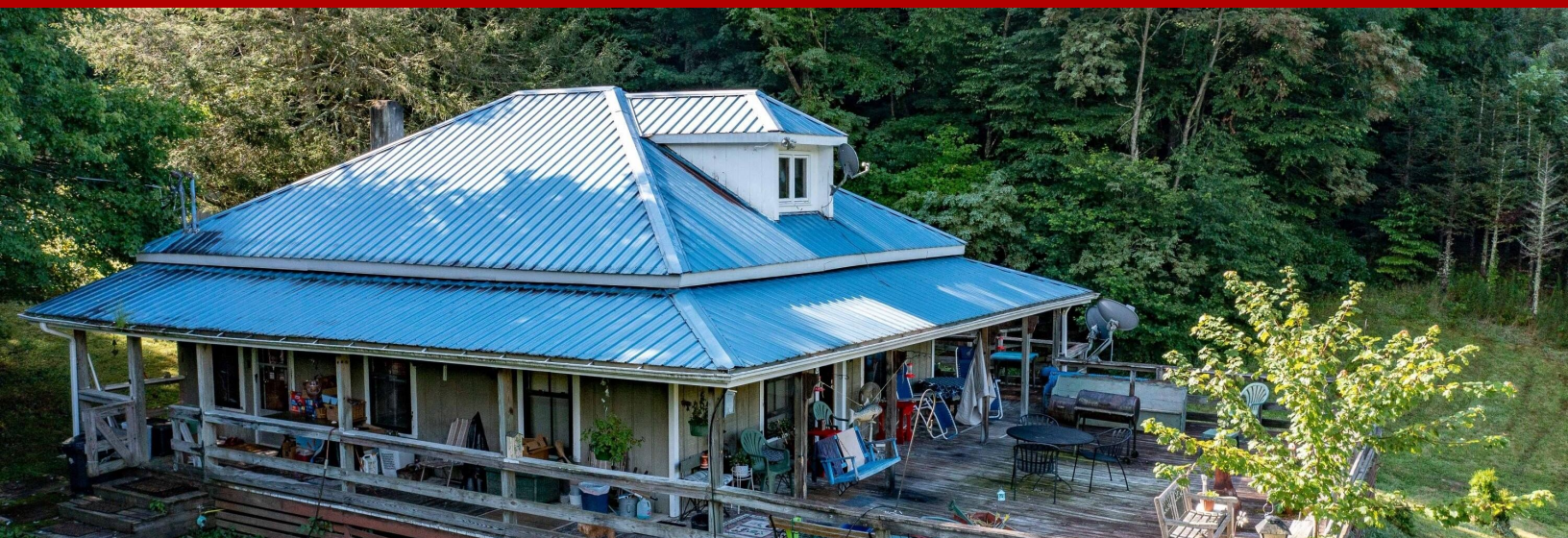


2 Story,Cottage, Single Family Residence - Roan Mountain, TN



306 Bear Branch Rd, Roan Mountain, TN, 37687

Offered at \$1,200,000

Ready to own your own 54 acre holler in the hills of N.E. Tennessee? Now is your chance. First time on the market, this property stretches as far as the eye can see. It has 2 stocked ponds, and a cleared space in the upper pasture with a spring perfect for building a future home. The house has a wrap around porch to allow you to take in the beauty of this special place. Wildlife abounds, deer, turkey, bear, all the way down to the smallest humming bird. It really has it all. The land has multiple building opportunities including vast road frontage on Bear Branch. Property has been selectively timbered in the past 10 years and is ready for another "hair cut" You can live in the home while you build your dream home on any part of the property you wish. The opportunities are only restricted by your imagination. Most of the home is on one level, including the living room, kitchen, both bathrooms, master bedroom, laundry area and office (or den). Upstairs is a loft bedroom. There is no shortage of storage. This property has two barns, a storage building, springhouse with storage, sauna and guest quarters that are currently uninhabitable in their current condition but could be restored to former condition. This home is being Sold "As Is" All Information deemed reliable, Buyer/Buyers Agent to verify

3 Bedrooms

2 Bathrooms

1,834 sqft

54 acre (lot size)

Built: 1920



Scan above on mobile device
for directions to this listing

Assist2Sell
vip@assist2sell.com

Assist2Sell.

All information deemed reliable but not guaranteed. If your property is currently listed this is not meant as a solicitation.

©2025 Assist2Sell.com - Licensed according to agreed upon terms and conditions. This listing is courtesy of Greater Kingsport Realty



<https://assist2sell.com/listing/306-bear-branch-rd-roan-mountain-tn-37687/3yd-tvarmls-9942343>