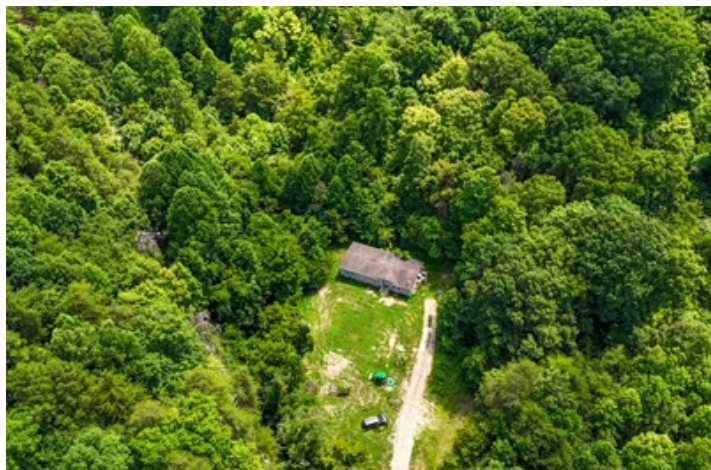


Rogersville Mountain Retreat
144 Brown Road
Rogersville, TN 37857

\$575,000
47± Acres
Hawkins County



Rogersville Mountain Retreat
Rogersville, TN / Hawkins County

SUMMARY

Address

144 Brown Road

City, State Zip

Rogersville, TN 37857

County

Hawkins County

Type

Hunting Land, Recreational Land, Residential Property,
Timberland, Single Family

Latitude / Longitude

36.36129 / -82.87014

Dwelling Square Feet

1500

Bedrooms / Bathrooms

3 / 2

Acreage

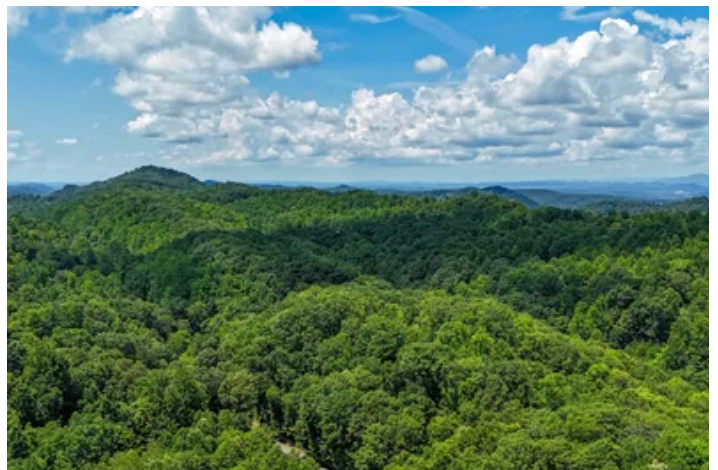
47

Price

\$575,000

Property Website

<https://arrowheadlandcompany.com/property/rogersville-mountain-retreat-hawkins-tennessee/86282/>

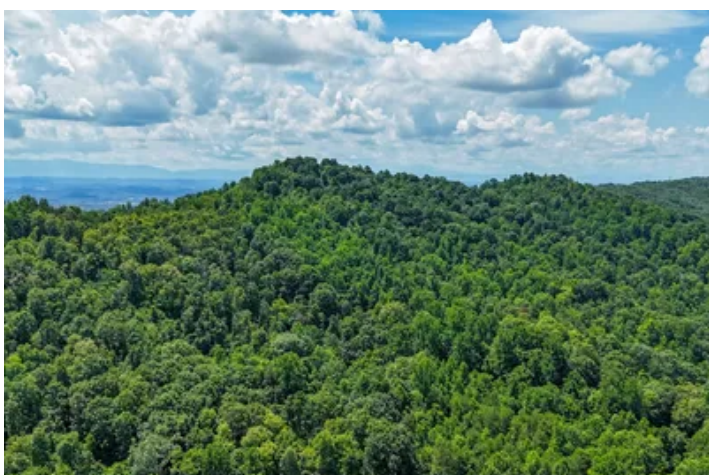
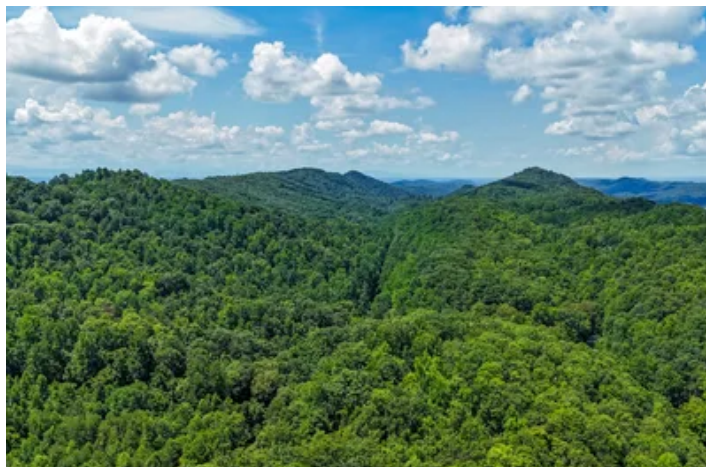


PROPERTY DESCRIPTION

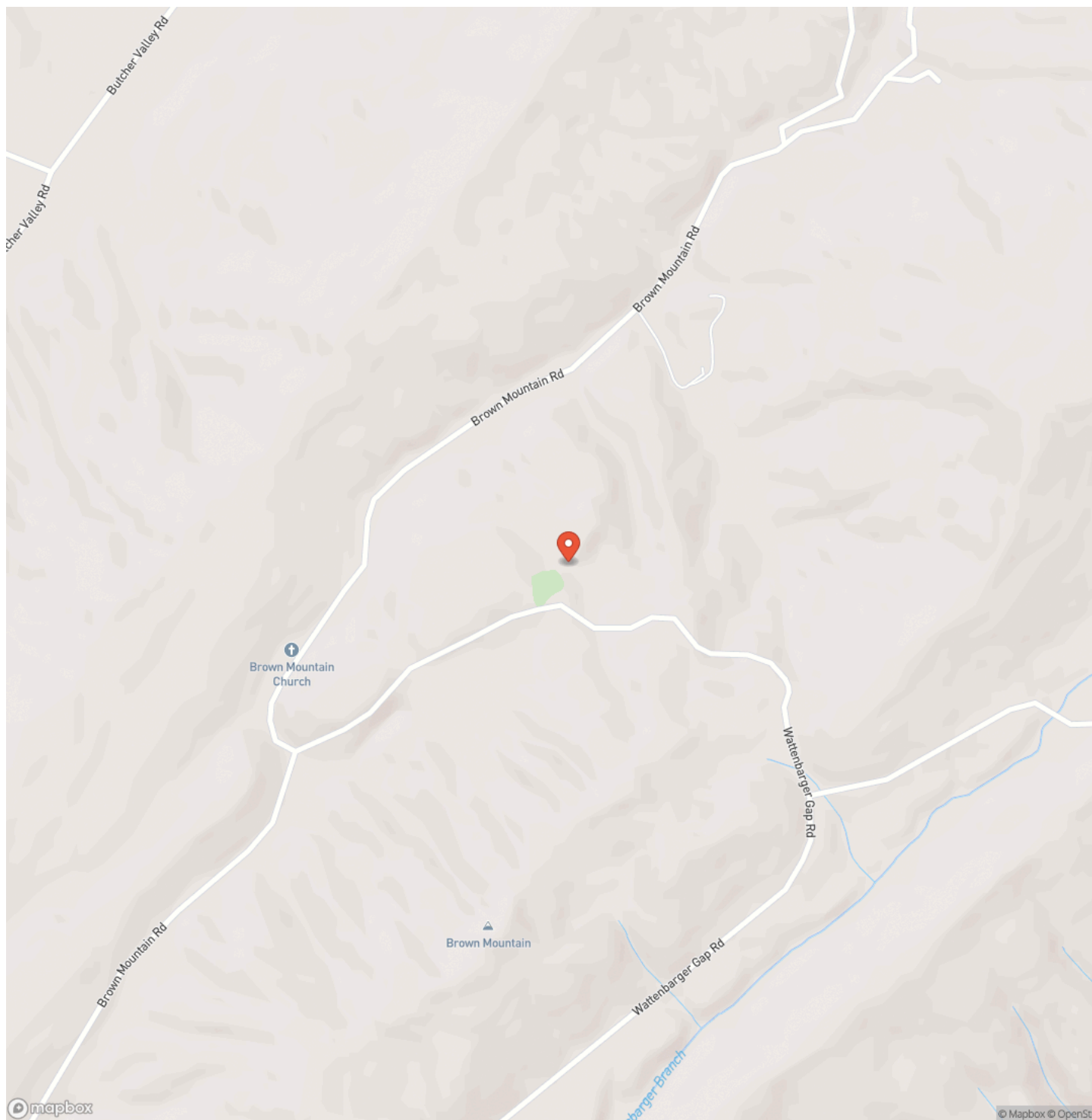
This Hawkins County, Tennessee property has the potential to provide the privacy you've been looking for! This property consists of +/- 47 acres in two parcels with +/- 2,000 feet of road frontage on one side and +/- 750 feet on the other. If future development or building your dream home is what you are interested in, there are multiple build sites within the two parcels. The existing three bedroom, two bathroom home is solid and can serve as a permanent home or a place for you to get away from it all. While located on a single lane country road, it is still less than +/- 5 miles from shopping and restaurants. If hunting ground is what you are looking for, there is no shortage of deer and turkeys in this area. The topography is diverse, consisting of steep hardwood ridges to nice benches and flats, and even a mountain stream and seasonal water hole. There is a good stand of timber throughout but also enough understory and thick cover to hold game. There are multiple roads and trails throughout the property, and with a little work opening them up, you could have great access throughout for hunting, hiking, or riding ATVs. If peace, seclusion, and very little vehicle traffic is what you are looking for, then check this one out! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Brian Whitt at [\(423\) 494-7793](tel:(423)494-7793) or Jason Artrip at [\(304\) 910-6728](tel:(304)910-6728).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

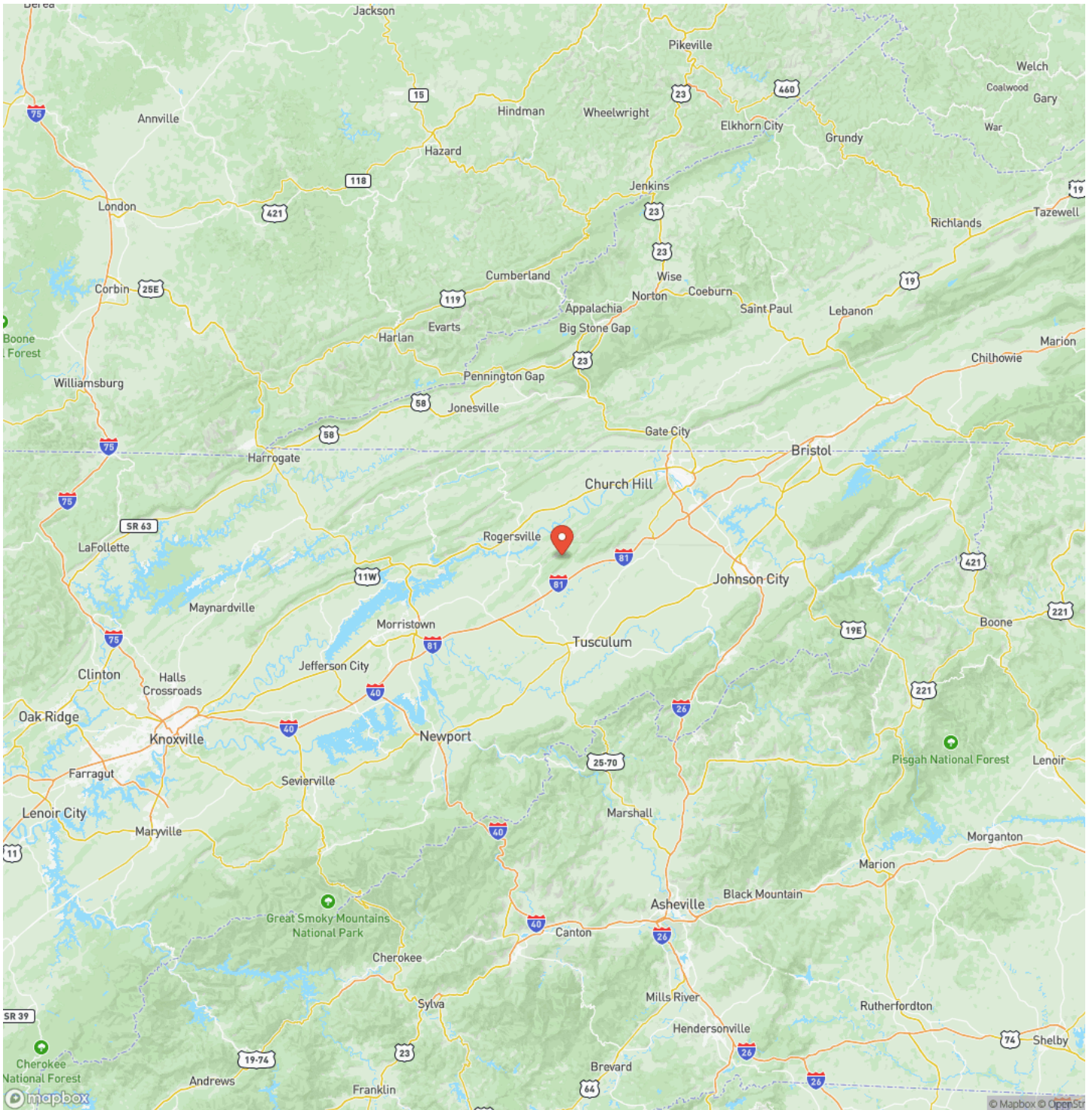
Rogersville Mountain Retreat
Rogersville, TN / Hawkins County



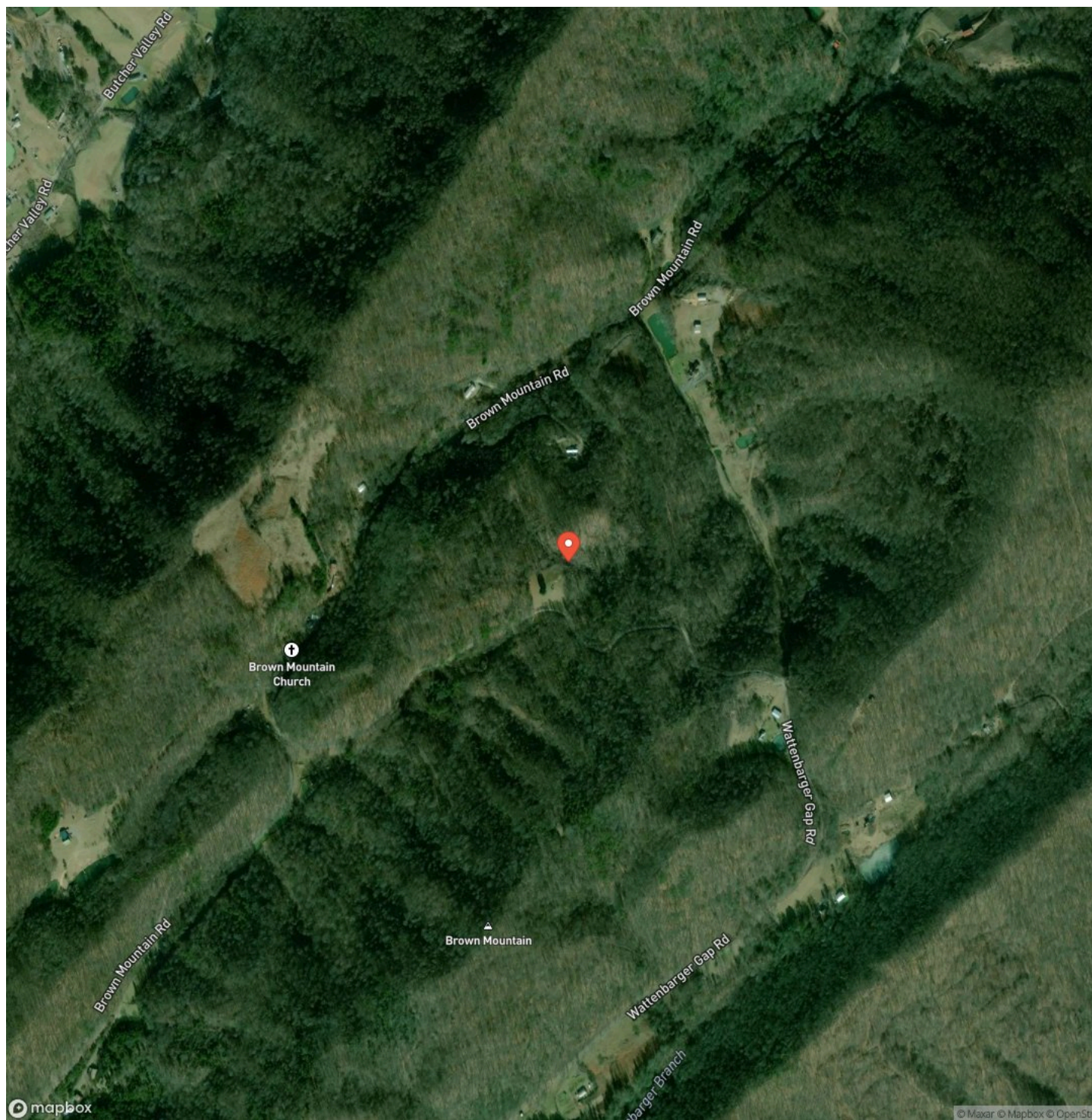
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(423) 494-7793

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

[illegible]

www.arrowheadlandcompany.com

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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