

Name: 15.65 Acres Willis Chapel Road Kyles Ford TN 37765

Auctioneer: United Country Clinch Mountain Realty and Auction

Auction Type: Online Auction Only

Dates: 3/22/2024 Bidding set to end 4/22/2024 7:00 PM EST Soft Close Auction

Preview Dates 3/22/2324- 4/22/2024

Closing Date: Winning Bidder will receive an email from Joey Haun with all information.

**Location: Online Only Auction
Bean Station, TN 37708**

Buyer's Premium: 10% and 1% Internet Fee added to Bid Price

Property Details

- **Parcel Number: Map 012 Part of Parcels 015.00**
- **Property Address: 15.65 Acres Willis Chapel Road Kyles Ford TN 37765**
- **County: Hancock**
- **State: Tennessee**
- **Lot Size: 15.65 Acres**
- **Zoning: Agriculture**

Title: Secluded Mountain Retreat: 15.65 Acres of Pure East Tennessee Charm Awaiting

In the heart of the rolling hills of East Tennessee lies a hidden gem waiting to be discovered by those who yearn for a life embraced by nature's tranquility. Nestled within Hancock County, Tennessee's pristine landscape lies a parcel of land that beckons to be explored and cherished—a sanctuary where dreams of a rural retreat come to life.

As you venture into the Willis Chapel Community, a sense of serenity washes over you, carried on by the whispers of the wind that dance through the trees. Here, amidst the lush foliage of predominantly wooded terrain, lies 15.65 acres of pure possibility. The predominantly hilly land

offers a rugged charm that speaks to those who crave adventure and the allure of the great outdoors.

A babbling creek meanders through the property, its gentle melody providing a soothing backdrop to the surrounding symphony of nature. Along its banks, a small level area awaits, beckoning with the promise of bountiful gardens where one can cultivate their piece of paradise. Imagine waking up to the scent of wildflowers mingling with the earthy aroma of freshly tilled soil—a testament to the simple joys of country living.

Beyond the confines of this secluded haven, the majestic Clinch River awaits. Its crystalline waters are a haven for anglers and outdoor enthusiasts alike. Whether casting a line in search of the day's catch or simply basking in the tranquility of riverside picnics, the possibilities are as endless as the river's gentle flow.

But the most enchanting feature of this idyllic retreat lies in its panoramic views of the East Tennessee Mountains. From every vantage point, nature's grandeur unfolds in a breathtaking display—a testament to the timeless beauty of the Appalachian landscape.

While the allure of seclusion is undeniable, modern amenities are within reach, with electricity and fibernet conveniently accessible on the paved county-maintained road. Should you choose to make this slice of paradise your own, the promise of a well and septic system awaits, ready to support a life lived in harmony with the land.

As the online auction ends on April 22, 2024, the opportunity to claim this piece of East Tennessee's untamed beauty becomes more tantalizing. So, heed the call of the wild and dare to envision a life where the boundaries between man and nature blur into a harmonious tapestry of possibility. Embrace the spirit of adventure, and let this enchanting property become the canvas upon which your dreams are painted—a testament to the timeless allure of country living in the heart of East Tennessee's mountain majesty.

Location: Latitude 36.590413, Longitude -83.017648

Driving Directions: From Rogersville Highway 11W to Hwy SR 70N to Kyles Ford Hwy (33 N) 1.9 Miles to Left on Willis Chapel Road 0.01 Mile Property on the Right

15.65 Acres Willis Chapel Road Kyles Ford TN 37765, Map 012 Part of Parcel 015.00, 15.65 Acres Hancock County Tennessee

Homeowner Association Fee 0.00

2022 Yearly Property Taxes are TBD

This Property is Being Sold from the Gary Weems, RLS Tennessee No. 1845 Weems Surveying 470 Flighway 70 South, Rogersville, Tennessee 37857, dated November 5, 2005, the foregoing being the perimeter boundary.

FL# 5167