

**Name: 97 Acres Black Valley Road, Sneedville, Tennessee 37869 Auction**

**Auctioneer: United Country Clinch Mountain Realty and Auction**

**Auction Type: Online Auction**

**Auction Dates: 10/10/2025 - 11/14/2025 ends at 7:00 PM**

**Preview Dates 10/10/2025-11/14/2024**

**Closing Date: The Winning Bidder will receive an email from Joey Haun with all information, or if you are present on the day of the auction, you will be required to sign**

**Location: Online Only Bidding**

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

### **Property Details**

- **Parcel Number: 050 011.02**
- **Property Address: 97 Acres Black Valley Road, Sneedville, TN 37869**
- **County: Hancock**
- **State: Tennessee**
- **Lot Size: 97 Acres +/-**
- **Zoning: Agriculture**

**Title: Online Land Auction | East Tennessee Mountain Sanctuary – Brewers Chapel Community, Sneedville, TN**

**Ever dreamed of owning your very own slice of Appalachian wilderness—where the road ends, the trees whisper, and freedom begins? This rare offering isn't just land—it's legacy, privacy, and possibility wrapped in the rolling ridges of Hancock County.**

**Tucked away in the peaceful *Brewers Chapel community* of Sneedville, Tennessee, this extraordinary tract of land offers the best of East Tennessee country-style living. With *approximately 2,500 feet of paved county road frontage* and *96% woodland*, this unrestricted property is the**

perfect blend of accessibility and seclusion. Whether you're seeking a private homestead, a recreational retreat, or an investment in generational land, this one checks every box.

The terrain gently rises from *1,475 feet to an impressive 2,270 feet in elevation*, granting *brehtaking long-range mountain views* from multiple vantage points. A *natural mountain spring* flows through the property, providing a pristine water source for wildlife—or your future off-grid cabin. Whitetail deer, turkey, and the occasional black bear roam freely across the ridges, making this a *true haven for hunters and outdoor enthusiasts*.

No restrictions mean *complete freedom*: build a cabin, park an RV, create a homestead, harvest timber, or simply hold as a long-term investment. With *cheap property taxes* and eligibility for the *Tennessee Greenbelt Forestry Program*, this parcel offers both natural beauty and financial advantage.

#### Online-Only Auction



***Bidding Opens: October 10, 2025***



***Bidding Ends: November 14, 2025, at 7:00 PM EST***

Hosted by United Country Clinch Mountain Realty & Auction

Land like this doesn't just become available—it's passed down through generations. And now, for the first time in decades, it could be yours.

Secure your bidder's number today and take the first step toward owning your own rugged Tennessee mountain sanctuary. Visit

[www.ucclinchmountainrealty.com](http://www.ucclinchmountainrealty.com) or call Joey Haun at 423-748-7181 | 865-993-5263 for maps, details, and registration.

*Freedom, views, water, wildlife... all that's missing is you.*

Location: Latitude 36.511814, Longitude -83.338689

**Driving Directions: Highway 25E to TN-33N 10.9 miles, turn left on Black Valley Road 1.7 miles, the property is on the left. Across the road from 2018 Black Valley Road, Sneedville, Tennessee 37869**

**97 Acres Black Valley Road, Sneedville, Tennessee 37869, Map 050 Parcel 011.02  
Hancock County, Tennessee**

**Homeowner Association Fee 0.00**

**2024 Yearly Property Taxes are 283.05**

**This Property is Being Sold by deed acre. The survey will be completed before the auction ends.**

**FL# 5167**