

Auction Name: 89.608 Acres Off Watson Hollow Road, Speedwell, Tennessee 37870

Auctioneer: United Country Clinch Mountain Realty and Auction

Auction Type: Online Auction

Auction Dates: 9/9/2026 - 10/9//2026 ends at 7:00 PM EST

Preview Dates: 9/9/2026-10/9/2026

Closing Date: 10/9/2026 At 7:00 PM EST

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: 051 003.00**
- **Property Address: 89.608 Acres Off Watson Hollow Road, Speedwell, TN 37870**
- **County: Claiborne**
- **State: Tennessee**
- **Lot Size: 89.608 Acres +/-**
- **Zoning: Agriculture**

Title: Where the Trail Ends, Your Land Begins — 89.608 Acres Adjoining Cumberland Trail State Park

“If you’ve ever wanted a piece of ground the deer, turkey, and black bear already call home, this is it.”

89.608 Acres | Claiborne County, TN | Adjoins Cumberland Trail State Park

Some properties you buy for the house. This one, you buy for everything else.

Tucked into the ridges of Claiborne County, this 89.608-acre wooded tract shares a border with the Cumberland Trail State Park Hiking Trail — meaning your new backyard connects directly to some of the most protected, pristine hiking terrain in East Tennessee. This isn't a lot with a view of the woods. This is the woods.

The land sits on the south side of the ridge, dropping from 2,500 feet down to 1,335 feet in elevation, giving you a rare mix of high ridge building sites and low, sheltered hollows. A small stream meanders along the southern border, carving through terrain that's 100 percent woodland — thick, mature timber that's never been chopped up by roads, restrictions, or rooftops.

And that's the part serious buyers care about most: this property is unrestricted. No HOA. No zoning board telling you what you can build, where you can build it, or what you can do with your own dirt. Whether your plan is a secluded cabin, a hunting retreat, or land you never have to explain to anyone, this tract gives you the freedom to make that call yourself.

Speaking of hunting — this ground is loaded. Whitetail deer, wild turkey, black bear, and small game move through this terrain regularly, and with 100 percent wooded cover and a water source running the border, it's easy to see why. Avid hunters looking for a private, unpressured tract will understand the value here immediately.

Location matters too. You're within a thirty-minute drive of Lee County, Virginia, and Middlesboro, Kentucky — tri-state access without giving up the quiet. And with yearly property taxes of just \$222.30, the carrying cost on a tract this size is about as low as it gets in East Tennessee.

Access comes via a right-of-way with a road maintenance agreement in place, and the full 89.608 acres has been professionally surveyed — no guesswork, no boundary disputes, just a clean tract ready to build your East Tennessee story on.

This one is going to an online auction, running September 9 through October 9, 2026. If you've been waiting for a tract that offers privacy, water, elevation, game, and freedom from restrictions — this is the one to watch.

“Deer, turkey, black bear, and a state park for a neighbor. 89.608 acres. Auction ends October 9.”

89.608 Surveyed Acres | Claiborne County, Tennessee

ONLINE AUCTION: September 9 – October 9, 2026

Don't wait on this one — unrestricted, wooded acreage bordering state park land doesn't come up often, and it won't last once bidding opens.

Joey Haun, Realtor & Auctioneer — (423) 748-7181

Office: (865) 993-5263

www.ucclinchmountainrealty.com

United Country Clinch Mountain Realty & Auction

Bid now. Own the ridge.

Location: Latitude 36.520463, Longitude -83.812838

Driving Directions: From HWY 63, turn onto Watson Hollow. Follow the road to the end.

89.608 Acres Off Watson Hollow Road, Speedwell, Tennessee 37869, Map 051, Parcel 003.00, Claiborne County, Tennessee

Homeowner Association Fee: 0.00

2025 Yearly Property Taxes are 222.30

This Property is Being Sold by the survey, W V Vanbebber by Parson Engineering & Associates. 89.608 acres. This property is off a right-of-way.

Lakeway Title Services will conduct the closing.

FL# 5167