

**Name: 481.01 Acres Highway25E Bean StationTN 37708**

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

**Auction Type: Online Auction Only**

**Dates: 4/1/2024 Bidding set to end 5/03/2024 7:00 PM EST Soft Close Auction**

**Preview Dates 4/01/2024- 5/03/2024**

**Closing Date: The Winning Bidder will receive an email from Joey Haun with all the 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 032 Part of Parcels 042.00**
- **Property Address: 481.01 Acres Highway 25E Bean Station TN 37708**
- **County: Grainger**
- **State: Tennessee**
- **Lot Size: 481.01 Acres**
- **Zoning: Agriculture**

**Title: East TN Mountain Haven: Wildlife, Timber, Subdividable, Near Cherokee Lake - Auction**

**Nestled in the heart of East Tennessee, amidst the verdant embrace of Grainger County, lies a hidden gem that whispers tales of untouched beauty and wild splendor. This vast expanse of 481 acres, known as the Kingswood property, is a sanctuary where nature's artistry is on full display. It is a place where the gentle murmur of creeks and the melodious symphony of mountain springs create a serene harmony.**

The land, primarily mountainous and adorned with scattered hardwood timber, offers a panoramic tableau that captivates the soul. It is an unspoiled canvas, where the south-facing slopes of Clinch Mountain bask in the sun's golden glow, offering breathtaking vistas that stretch as far as the eye can see. The property's four thousand feet of road frontage provides a welcoming gateway into a world where the rhythms of nature dictate the passage of time.

This property is a haven teeming with wildlife for the avid hunter and nature enthusiast. Whitetail deer, turkey, bear, and an array of small game find refuge among the dense foliage and secluded nooks, making it an ideal locale for those who seek a connection with the wild. The land's untouched purity ensures that every encounter with its inhabitants is a testament to the enduring allure of the natural world.

Located in the Bean Station area, near the tranquil waters of Cherokee Lake, the Kingswood property is not just a retreat for those seeking solitude and peace. It is also a land brimming with potential. The ability to be subdivided into home sites offers an opportunity for individuals to create their own sanctuary, where the harmony of nature and the comfort of home intertwine.

The necessity for well and septic systems speaks to the land's untouched nature, offering a chance to live in harmony with the environment. The availability of fiber in the area ensures that connectivity and modern conveniences are within reach, providing the best of both worlds.

This majestic property is ushered into a new chapter through an online auction from April 1, 2024, through May 3, 2024, with a soft close at 7:00 PM EST. It invites visionaries, dreamers, and nature lovers to become a part of its unfolding story. The auction, a gateway to owning a piece of Tennessee's hidden paradise, offers a once-in-a-lifetime opportunity to claim a stake in a land where the whispers of the earth and the breeze's caress speak of timeless beauty and unbridled freedom.

The Kingswood property is not just a parcel of land; it is a legacy, a testament to the enduring charm of East Tennessee's landscapes, and an invitation to embark on a journey where the beauty of the natural world becomes a backdrop to life's most cherished moments. In this secluded haven, one can find a connection to the earth, a sense of belonging, and a peace that transcends the hustle and bustle of the modern world.

**Location: Latitude 36.3646, Longitude -83.3471**

**Driving Directions: Near 5472 Highway 25E Bean Station, TN 37708**

**481.01 Acres Highway 25E Bean Station TN 37708, Map 032 Part of Parcel 042.00, 481.01 Acres Highway 25E Bean Station TN 37708 Grainger County Tennessee, being part of the Kingswood Home for Children Property**

**Homeowner Association Fee 0.00**

**2024 Yearly Property Taxes are TBD. Kingswood Home for Children is a tax-exempt organization.**

**This Property is Being Sold from the Murrell Weems survey # 285, dated April 18, 2007, tract 1, 481.01 +/- Acres**

**FL# 5167**