



FOR SALE

\$1,750,000

197 ACRES WITH MOUNTAIN VIEWS IN BLAINE

Discover an incredible opportunity to own 197 surveyed acres in the beautiful, peaceful countryside of Blaine, Tennessee. Located less than 20 minutes from the Knox County line, this stunning property combines scenic mountain views, extensive road frontage and substantial improvements, offering outstanding potential for agricultural, recreational, residential or investment purposes.

Featuring more than 2,600 feet of frontage on Rutledge Pike, this impressive tract offers privacy, accessibility, rolling countryside and three ponds. The property also includes three barns and a variety of improvements, highlighted by a new 3,200 SF metal building constructed in 2023. This metal building features 16-foot ceilings, six (6) 12' x 14' drive-in doors, and 6-inch concrete flooring. The building is stubbed and ready for propane and water connections, with 125-amp electrical service available. Additional improvements include a 2,400 SF pole barn with 100-amp electrical service available, a new 40' x 100' gated entrance and more than a mile of new fencing. City water is available from one end of the property to the other along Rutledge Pike. Septic permits have been issued for two building sites.

Whether you're looking for a private country retreat, an agricultural operation, a recreational property or a long-term land investment, this versatile acreage offers a rare combination of size, improvements, and natural beauty. Enjoy the peace and quiet of rural East Tennessee while remaining within convenient reach of Knoxville and its surrounding amenities.



Furrow•Strickland
REAL ESTATE SERVICES

CALL US TODAY!
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