

Auction Name: 32.38 Acres Off Panther Creek Road, Sneedville, Tennessee 37869

Auctioneer: United Country Clinch Mountain Realty and Auction

Auction Type: Online Auction

Auction Dates: 9/5/2025 - 10/10/2025 ends at 7:00 PM

Preview Dates: 9/5/2025-10/10/2025

Closing Date: 10/10/2025 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: 024 0027.05**
- **Property Address: 32.38 Acres Off Panther Creek Road Sneedville, TN 37869**
- **County: Hancock**
- **State: Tennessee**
- **Lot Size: 32.38 Acres +/-**
- **Zoning: Agriculture**

Title: Acres of Pure Appalachian Wilderness – Hancock County, Tennessee

High on the ridges of East Tennessee, where the fresh mountain air carries the echo of wild turkey calls and the rustle of oak leaves, lies a rare chance to own 32.38 surveyed acres of untamed Appalachian woodland.

This unrestricted tract, nestled in Hancock County, rises from 1,644 feet to over 2,007 feet in elevation, offering rolling seclusion that feels miles away from the noise of everyday life. It's a true outdoorsman's

paradise—towering poplar, oak, and walnut trees blanket the property, a woodland that also holds the promise of marketable timber value.

For hunters and wildlife enthusiasts, this land is a treasure. Whitetail deer, wild turkey, and even the elusive black bear roam freely, making it a sanctuary for those who seek the call of the wild. The privacy and elevation create not just a hunting retreat, but the perfect canvas for a secluded cabin, off-grid living, or a weekend escape.

While a well and septic system will be needed, the unrestricted status gives you the freedom to shape this land to fit your vision—whether that's a hunting camp, timber investment, or a mountain homestead.

Imagine owning ground where every sunrise breaks over ridge tops, every breeze whispers through walnut leaves, and every trail leads to adventure. This is more than land—it's legacy ground in the heart of East Tennessee.

Auction Details:

- **Online Only Auction**
- **Bidding Opens: September 5, 2025**
- **Bidding Ends: October 1, 2025, at 7:00 PM EST (soft close)**
- **Presented by: United Country Clinch Mountain Realty & Auction**
- **Contact: Joey Haun, Auctioneer – 📞 423-748-7181**
- **Office: 865-993-5263**
- **Website: www.ucclinchmountainrealty.com**

Don't miss this opportunity to claim your piece of Tennessee's mountain heritage. Register today and be ready to bid—your private East Tennessee retreat awaits.

National Marketing/ Local Expertise

Location: Latitude 36.562144, Longitude -83.136936

Driving Directions: Highway 11W to TN 31 N 17.2. Miles to Left on 33N 4.9 miles to Peft on Panther Creek Road 1.2 miles to 1334 Panther Creek Road on the Right, the right of way is one mile to the property.

32.38 Acres Off Panther Creek Road, Sneedville, Tennessee 37869, Map 024 Parcel 027.05 Hancock County, Tennessee

Homeowner Association Fee 0.00

2024 Yearly Property Taxes are 217.56

This Property is Being Sold by the survey, Stephen McDaniel Property by Murrell Weems, 32.38 Acres, dated March 24,2008. This survey is recorded in Plat Cabinet 2, page 46A in the register of deeds office in Hancock County, Tennessee. This property is off a right-of-way.

FL# 5167