



## Butler Homesite

4.7 +/- Acres | Johnson County, TN | \$149,900



### ADDRESS

0 Maple Wood Dr  
Butler, TN 37640

### LOCATION

Enter through the gate to Eagle Ridge Community from Dry Hill Rd onto Watauga Ridge Rd. Take your first left onto Mountain Laurel Ln. At the next stop sign turn right onto Maple Wood Dr and the lot is at the cul-de-sac.

### PROPERTY SUMMARY

Discover the perfect opportunity to build your dream home on this expansive 4.7-acre lot in the sought-after Eagle Ridge Subdivision. Located in scenic Butler, TN, near the stunning Watauga Lake, this cleared parcel offers ample space and privacy in a secure, gated community. Access to underground utilities including water, electric, and fiber internet. Enjoy the natural beauty of the area, with access to outdoor recreation and peaceful surroundings. HOA dues include private boat ramp access at Eagle Bay Marina. Covered boat slips are available to lease on a first come first served basis.

[nationalland.com/listing/butler-homesite](https://nationalland.com/listing/butler-homesite)



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