

13.86 ac with 475' of Broad River frontage  
777 Hardison Falls Trail  
Bat Cave, NC 28710

**\$89,900**  
13.860± Acres  
Henderson County

**828-477-4248**

**Carolina Timber & Realty**





**13.86 ac with 475' of Broad River frontage**  
**Bat Cave, NC / Henderson County**

---

**SUMMARY**

**Address**

777 Hardison Falls Trail

**City, State Zip**

Bat Cave, NC 28710

**County**

Henderson County

**Type**

Undeveloped Land

**Latitude / Longitude**

35.471634 / -82.291165

**Acreage**

13.860

**Price**

\$89,900

**Property Website**

<https://www.mossyoakproperties.com/property/13-86-ac-with-475-of-broad-river-frontage-henderson-north-carolina/90365/>



**13.86 ac with 475' of Broad River frontage**  
**Bat Cave, NC / Henderson County**

---

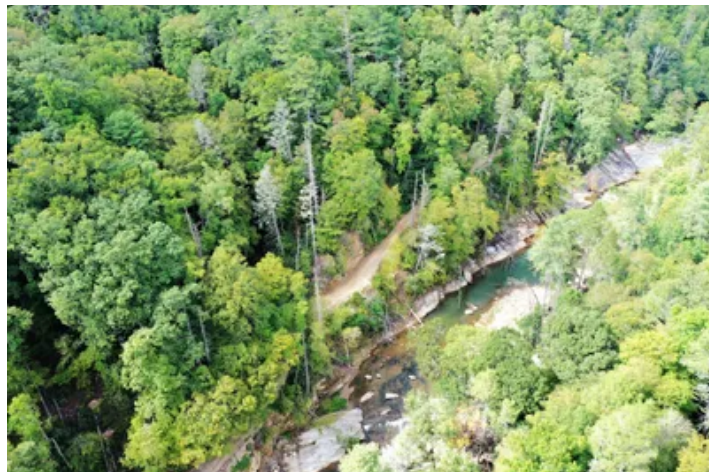
**PROPERTY DESCRIPTION**

The ultimate get away can be found in Bat Cave, NC. 13.86 unrestricted acres showcasing almost 500' of premier Broad River shoreline. The dirt road deeded right of way comes right through the property consisting of 2 combined parcels (7.78 ac and 6.08 ac). The bulk of the property is on the left of the road where the river banks (probably 20-25' high) are right there to the right. Easy access on the right down to the water, but homesites safe and out of the flood zone to the left. At the point of writing this description, I've been up there 5 times.... in which I've seen turkey, deer, bear, fox and what I think was an otter. Of course there's also the native fish that I have yet to explore. No restrictions, so perfect for that camp or get away.



13.86 ac with 475' of Broad River frontage  
Bat Cave, NC / Henderson County

---





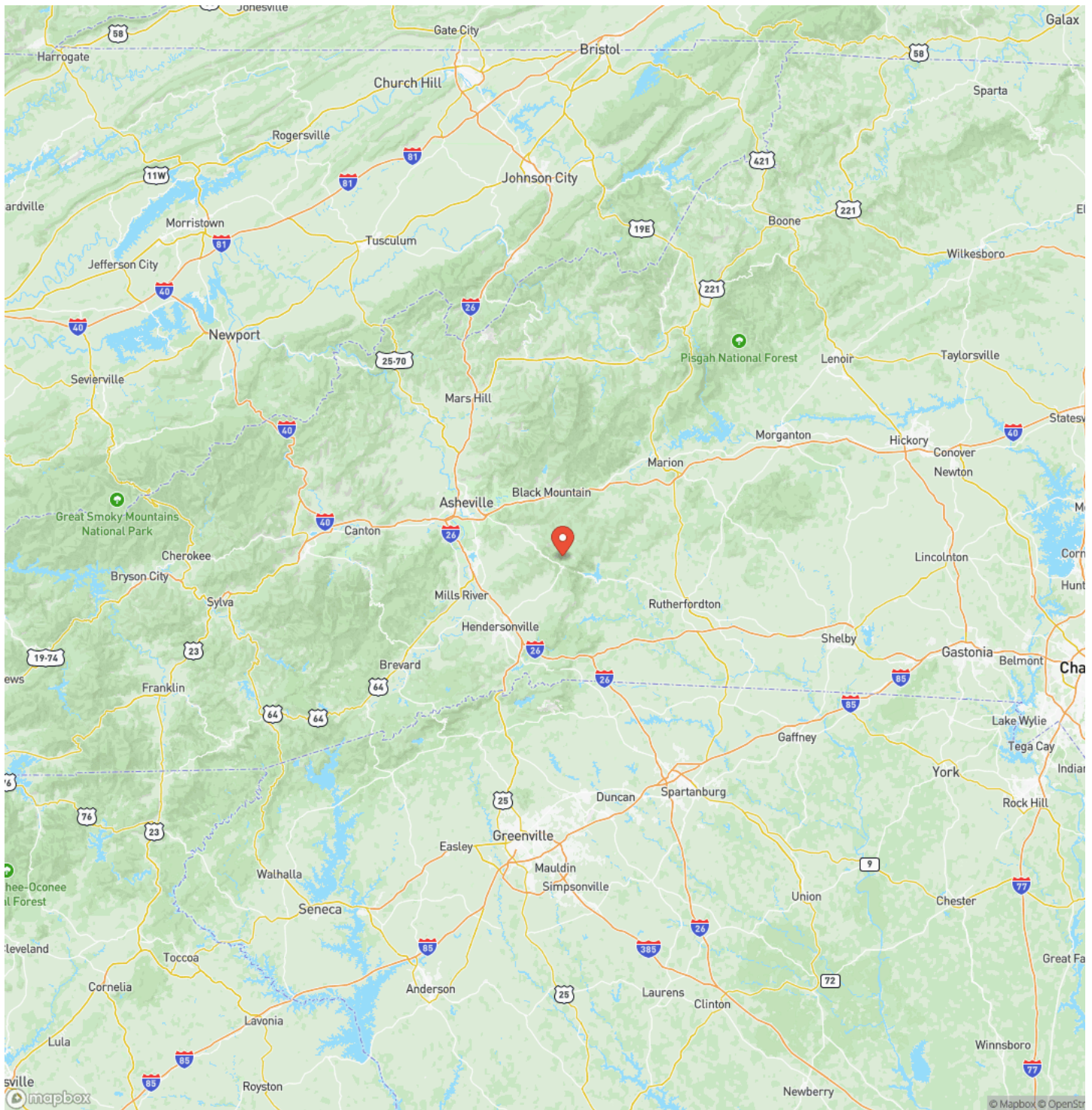
13.86 ac with 475' of Broad River frontage  
Bat Cave, NC / Henderson County

## Locator Map



13.86 ac with 475' of Broad River frontage  
Bat Cave, NC / Henderson County

## Locator Map





13.86 ac with 475' of Broad River frontage  
Bat Cave, NC / Henderson County

## Satellite Map



**13.86 ac with 475' of Broad River frontage**  
**Bat Cave, NC / Henderson County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Eric Fowler

## Mobile

(828) 508-1264

## Office

(828) 477-4248

## Email

efowler@mossyoakproperties.com

**Address**

## City / State / Zip

## NOTES

[illegible]



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**MossyOakProperties.com**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



---

**Mossy Oak Properties Carolina Timber and Realty**

560 W Main Street  
Sylva, NC 28779  
(828) 477-4248  
[MossyOakProperties.com](http://MossyOakProperties.com)

---

