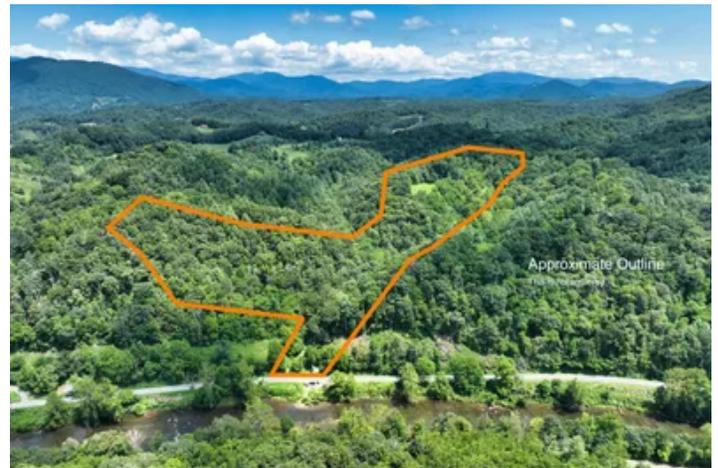
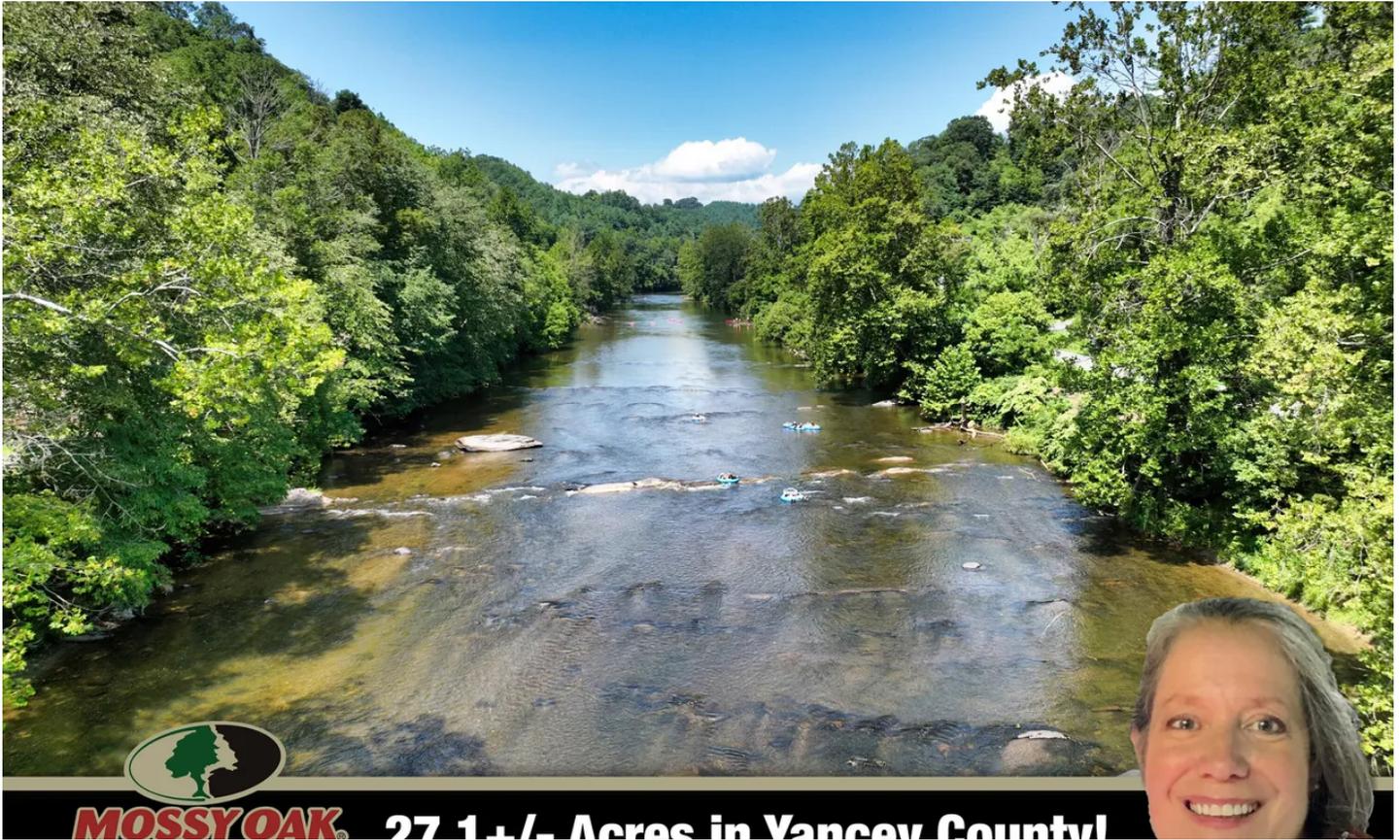


27.1 +/- UNRESTRICTED acres on the gorgeous Toe River!
7440 US Hwy 197
Green Mountain, NC 28740

\$439,000
27.100± Acres
Yancey County



MORE INFO ONLINE:
MossyOakProperties.com

**27.1 +/- UNRESTRICTED acres on the gorgeous Toe River!
Green Mountain, NC / Yancey County**

SUMMARY

Address

7440 US Hwy 197

City, State Zip

Green Mountain, NC 28740

County

Yancey County

Type

Riverfront, Recreational Land, Undeveloped Land, Hunting Land

Latitude / Longitude

35.896897 / -82.318747

Taxes (Annually)

1643

Acreage

27.100

Price

\$439,000

Property Website

<https://www.mossyoakproperties.com/property/27-1-unrestricted-acres-on-the-gorgeous-toe-river-yancey-north-carolina/62229/>



27.1 +/- UNRESTRICTED acres on the gorgeous Toe River! Green Mountain, NC / Yancey County

PROPERTY DESCRIPTION

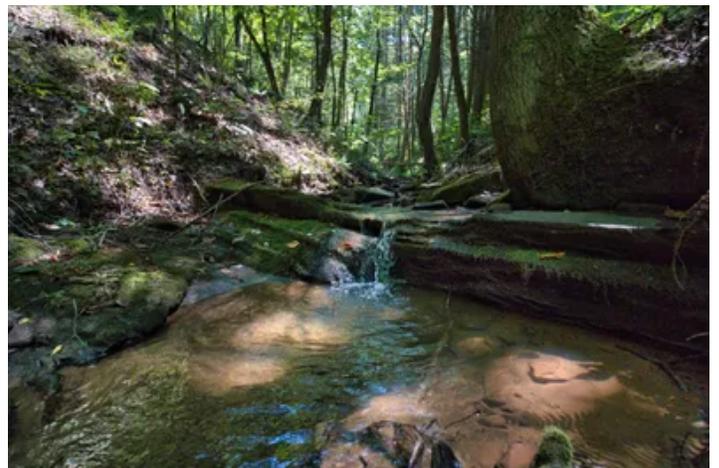
Welcome to magical Wolf Song Ridge! 27.1 +/- UNRESTRICTED acres with coveted Toe River frontage to fish and float, along with a creek running right through the heart of the property. Drive upward past the serene riffles and waterfalls to the gorgeous hidden upper meadow. At the top of the ridge, meditate in the cathedral of the trees and bask in the sunlight filtering through the feathery leaves of the mature black walnuts. The old building at the riverfront might be repurposed as a shop catering to fishermen and river floaters. Just beyond lies an old house of no value with the charm of a bygone day. Would you renovate, or instead build your dream home from scratch beside the creek among the moss-covered rocks? Or perhaps you would prefer to build your own aerie in the high meadow where you can commune with the soaring hawks. The land lays perfectly for a peaceful family retreat or a unique ecotourism venue. The shops and restaurants of Burnsville are a mere 20 min drive, and Asheville is only about an hour away.

The GIS map does not show the parcel extending to river, however, the deed (292/441) describes tract 2 as extending into the Toe River. A survey is recommended. The owners allow the state to use their river frontage as a public access site for fishermen, but they do not believe that the new owners will be obligated to continue that arrangement. The owners are living in the old house and will need 90 days after close to vacate and move. They report that the house has a well well and septic, but no county records are available; an inspection is recommended.

Call Laura Handley of Mossy Oak Properties at [828-208-3532](tel:828-208-3532) for more information or to schedule a showing. Bring your fly rod!



27.1 +/- UNRESTRICTED acres on the gorgeous Toe River!
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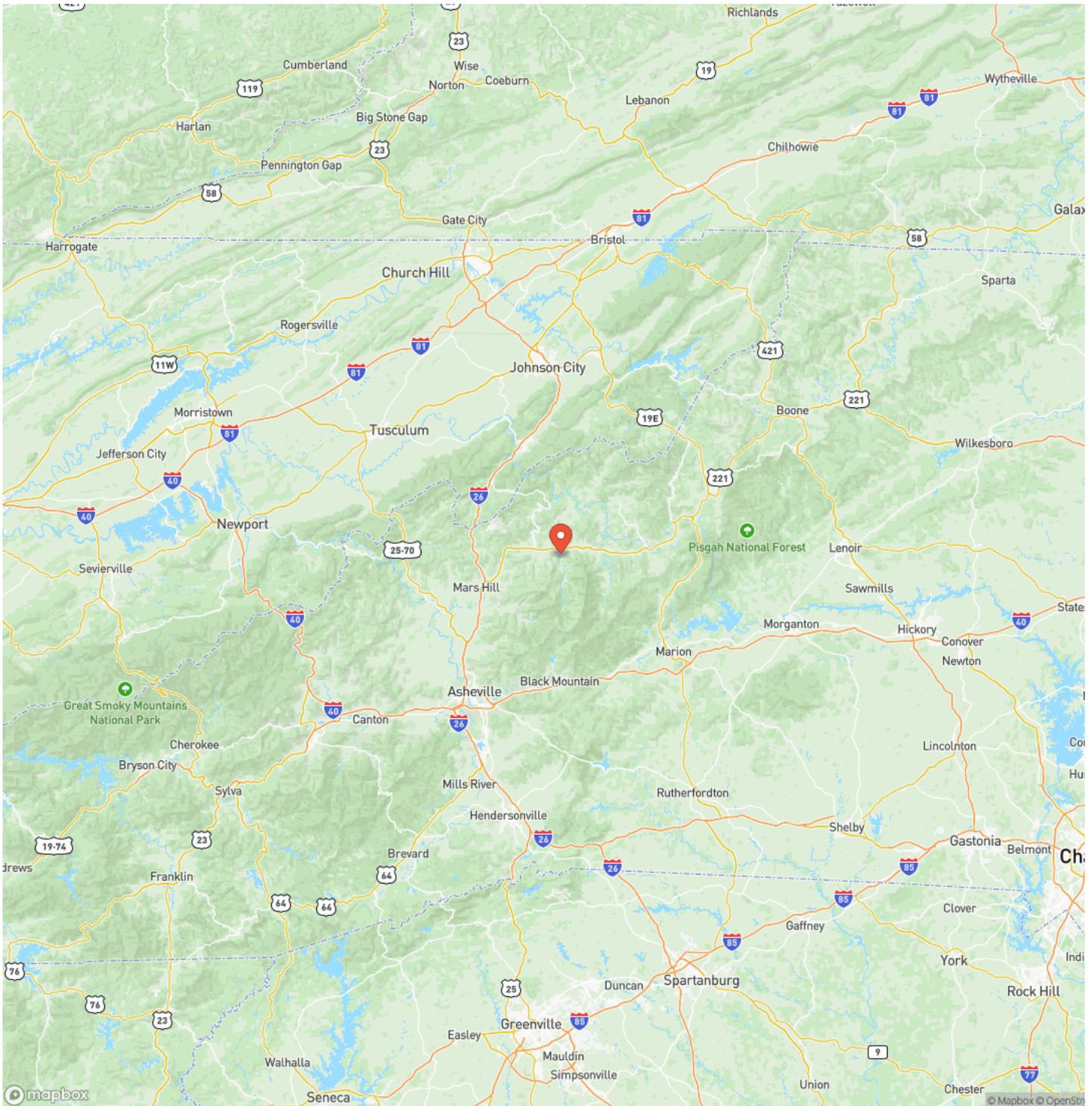
27.1 +/- UNRESTRICTED acres on the gorgeous Toe River!
Green Mountain, NC / Yancey County

Locator Map



27.1 +/- UNRESTRICTED acres on the gorgeous Toe River!
Green Mountain, NC / Yancey County

Locator Map



27.1 +/- UNRESTRICTED acres on the gorgeous Toe River!
Green Mountain, NC / Yancey County

Satellite Map



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.



MORE INFO ONLINE:

MossyOakProperties.com

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