

**~6.7 acre self-sufficient homestead with epic views!**  
726 Elk Wallow Road  
Bakersville, NC 28705

**\$395,000**  
6.670± Acres  
Mitchell County



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**Bakersville, NC / Mitchell County**

**SUMMARY**

**Address**

726 Elk Wallow Road

**City, State Zip**

Bakersville, NC 28705

**County**

Mitchell County

**Type**

Farms, Business Opportunity, Hunting Land

**Latitude / Longitude**

36.119 / -82.246

**Taxes (Annually)**

985

**HOA (Annually)**

400

**Dwelling Square Feet**

876

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

6.670

**Price**

\$395,000

**Property Website**

<https://www.mossyoakproperties.com/property/6-7-acre-self-sufficient-homestead-with-epic-views-mitchell-north-carolina/38485/>



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**PROPERTY DESCRIPTION**

Turnkey homestead farm with all livestock, equipment and furnishings - just bring your overalls! This gem was intelligently designed, lovingly built and is stocked with lots of happy, healthy livestock for sustainable farm living and plenty left over to sell. The raised organic garden beds have rich composted soil - grow anything here with the ample sun and rain! The gardens have established fruit trees, berries, medicinals, herbs and perennial vegetables, with lots of room left over to grow your favorite annual fruits and vegetables. The homestead has huge panoramic views and nestles into ~1000 acres of USFS land for great hunting and foraging. The home has a Craftsman feel with lovely wood and designer details throughout. The kitchen features a new Wolf induction cooktop and other premium energy-efficient fixtures. The second floor living space has a top of the world feel, with breathtaking night skies -- marvel at the Milky Way and Northern Lights in winter and watch rockets launching from Cape Canaveral!

This listing is sold as a business with all the livestock and equipment needed to maintain this highly productive organic farm. The 180' deep well, spring outflow and water catchment systems keep the gardens and livestock well hydrated. Outbuildings: 12x16 shed, 40x36 barn, 10x8 feed/tack room, 30x10 two sided hog shelter away from the living space and designed to be invisible and odor-free. The adjoining ~7 acres are separately available -- current owners have been paying on an installment contract, ask listing agent for details on assuming this extra land. Road maintenance fees are \$400/year for land w house, an extra \$200 if buyer also purchases the adjoining land. The house is designed to be energy efficient and could go entirely off-grid with addition of some solar panels. Owners have a VA loan which MAY be assumable by qualified vets, t/b/d in due diligence.

Call Laura Handley of Mossy Oak Properties at [828-208-3532](tel:828-208-3532) for more details about this incredible opportunity.





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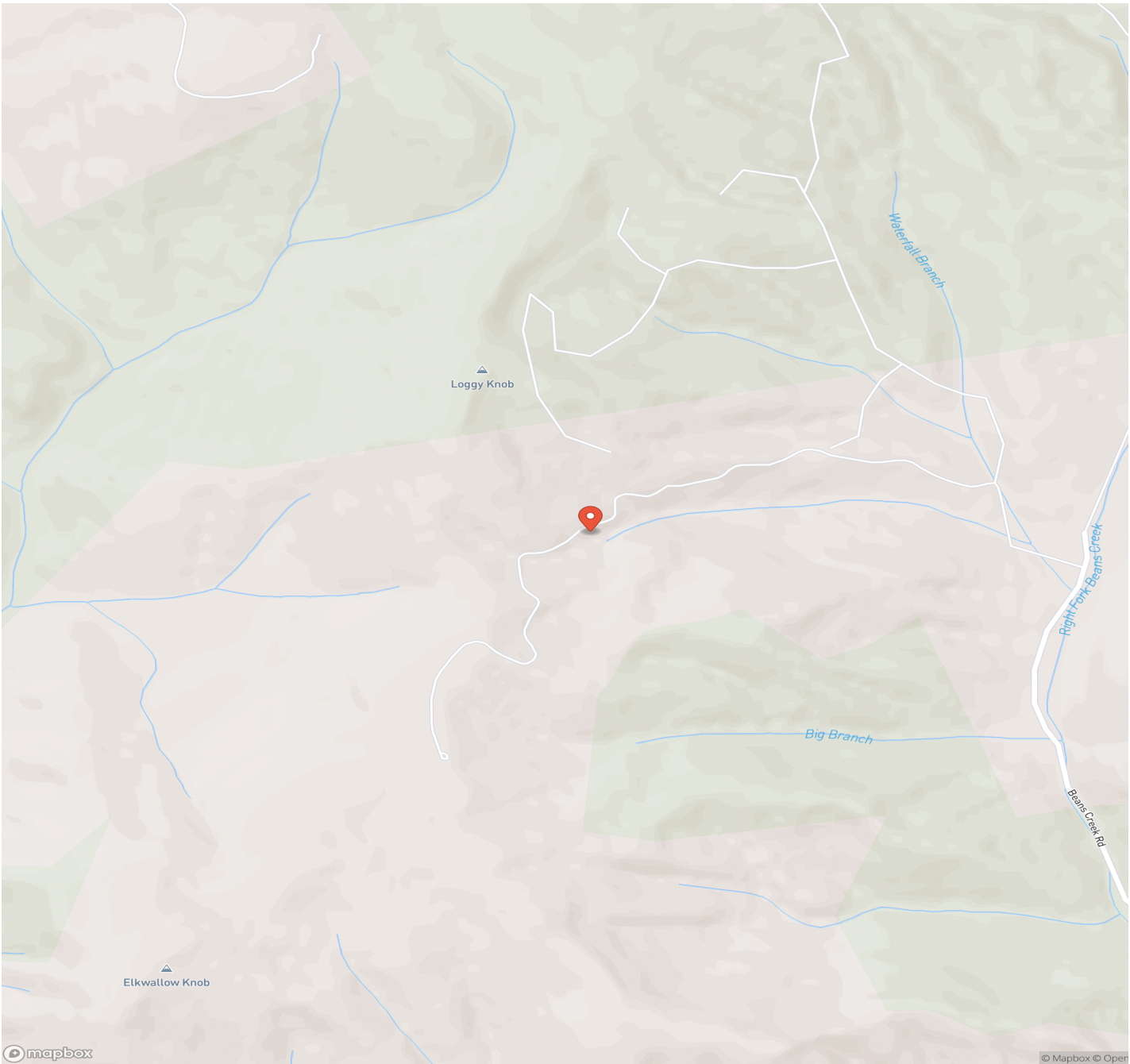
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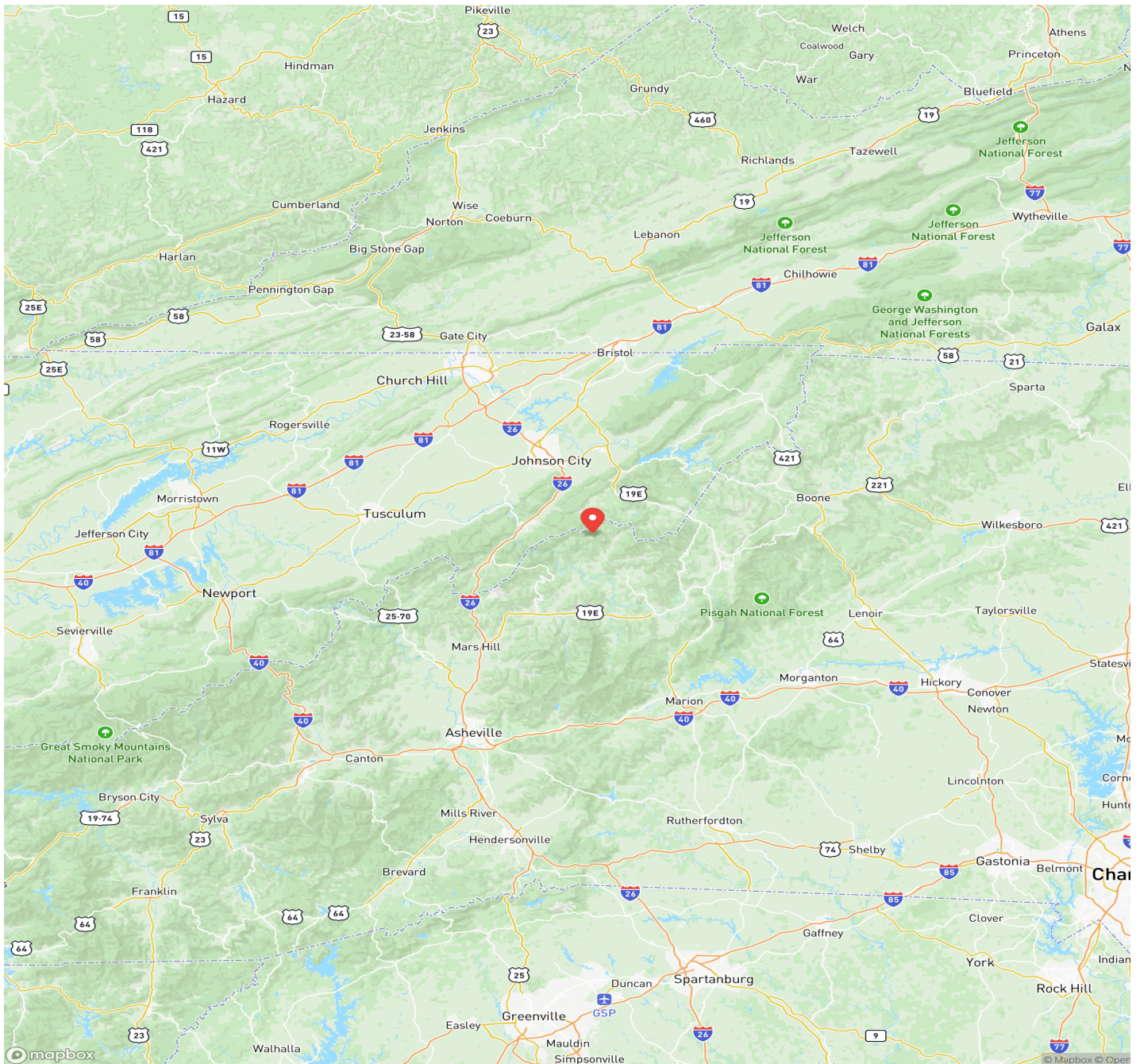
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# Locator Map



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## Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

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Address

560 W Main Street

City / State / Zip

Sylva, NC 28779

NOTES

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## NOTES

This image shows a single sheet of white paper with horizontal blue 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.

## **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.





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