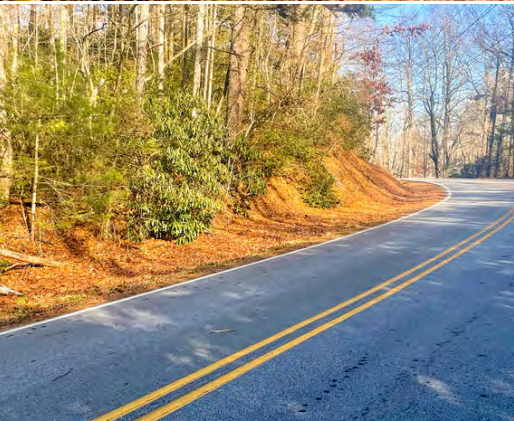




OLD TOXAWAY

TRANSYLVANIA COUNTY, NC
36.83 +/- ACRES
\$313,055



PROPERTY DESCRIPTION

This beautiful 36.83± acre mountain tract in Transylvania County, NC offers an exceptional combination of privacy, natural beauty, and convenience. The property features a beautiful stream, gorgeous wooded acreage, and long-range mountain views, making it ideal for a private estate, family retreat, or recreational getaway. The land offers a pleasant mix of gentle and rolling topography with mature hardwoods, evergreens, and abundant wildlife. Located just minutes from Rosman and Brevard, and only a short drive into Upstate South Carolina, this tract provides easy access to shopping, dining, and all the outdoor adventure the area is known for. Enjoy close proximity to Pisgah National Forest, Gorges State Park, Headwaters State Forest, and multiple rivers and streams perfect for fishing, kayaking, hiking, and exploring. Large-acre wooded tracts with water features and mountain views are increasingly rare, and this property provides a truly unique opportunity to own your own scenic sanctuary in the heart of Western North Carolina.

PROPERTY FEATURES:

- Creek
- Long Range Views
- Ridge Top Building Sites

DIRECTIONS:

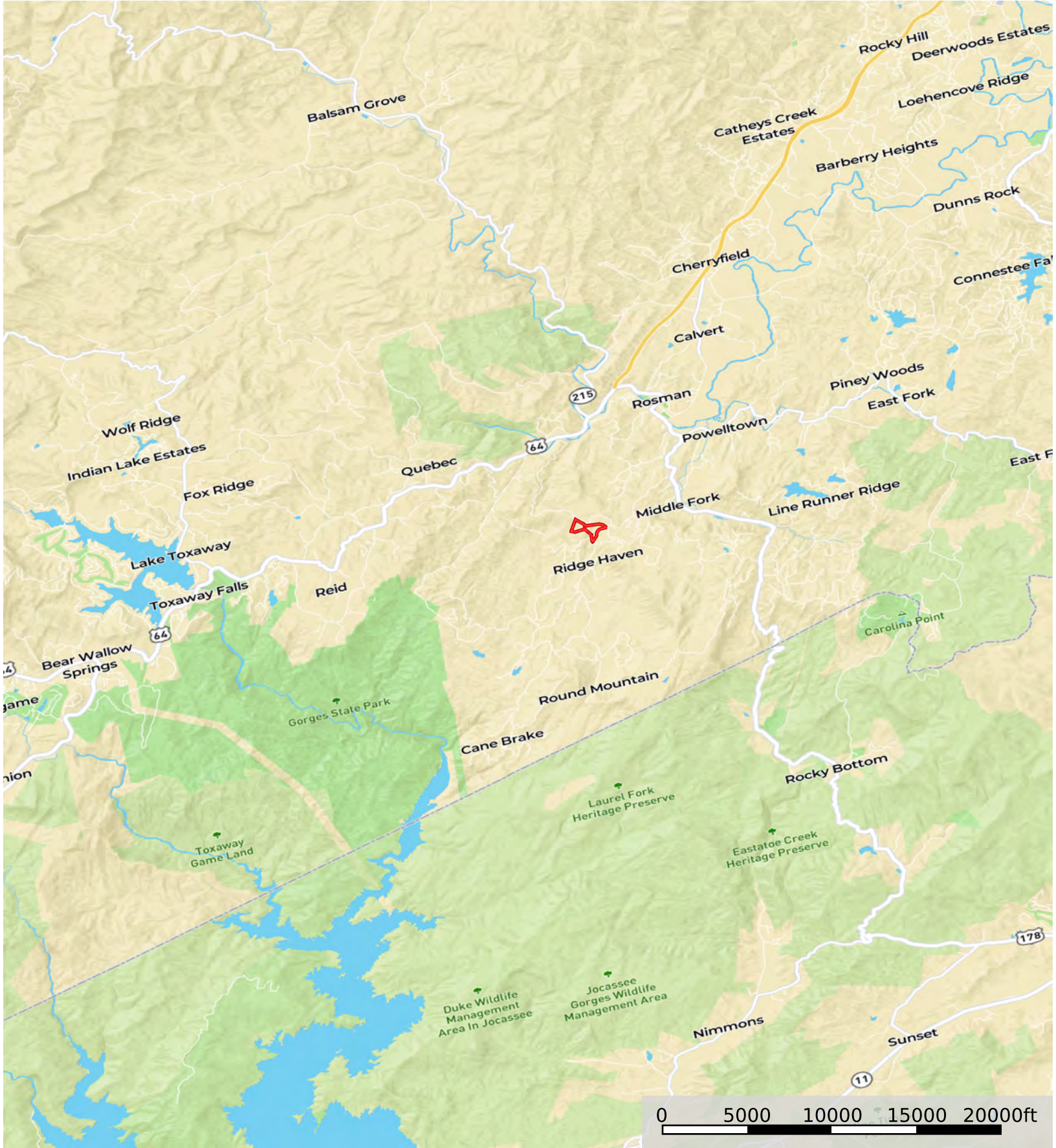
From Rosmond, NC, take US-178 (Pickens Highway) south for 1.6 miles. Turn right onto Old Toxaway Road. The property will be on the right in approximately 1.5 miles.

CONTACT

Todd Crosby, BIC, ALC
O: 843-782-5700

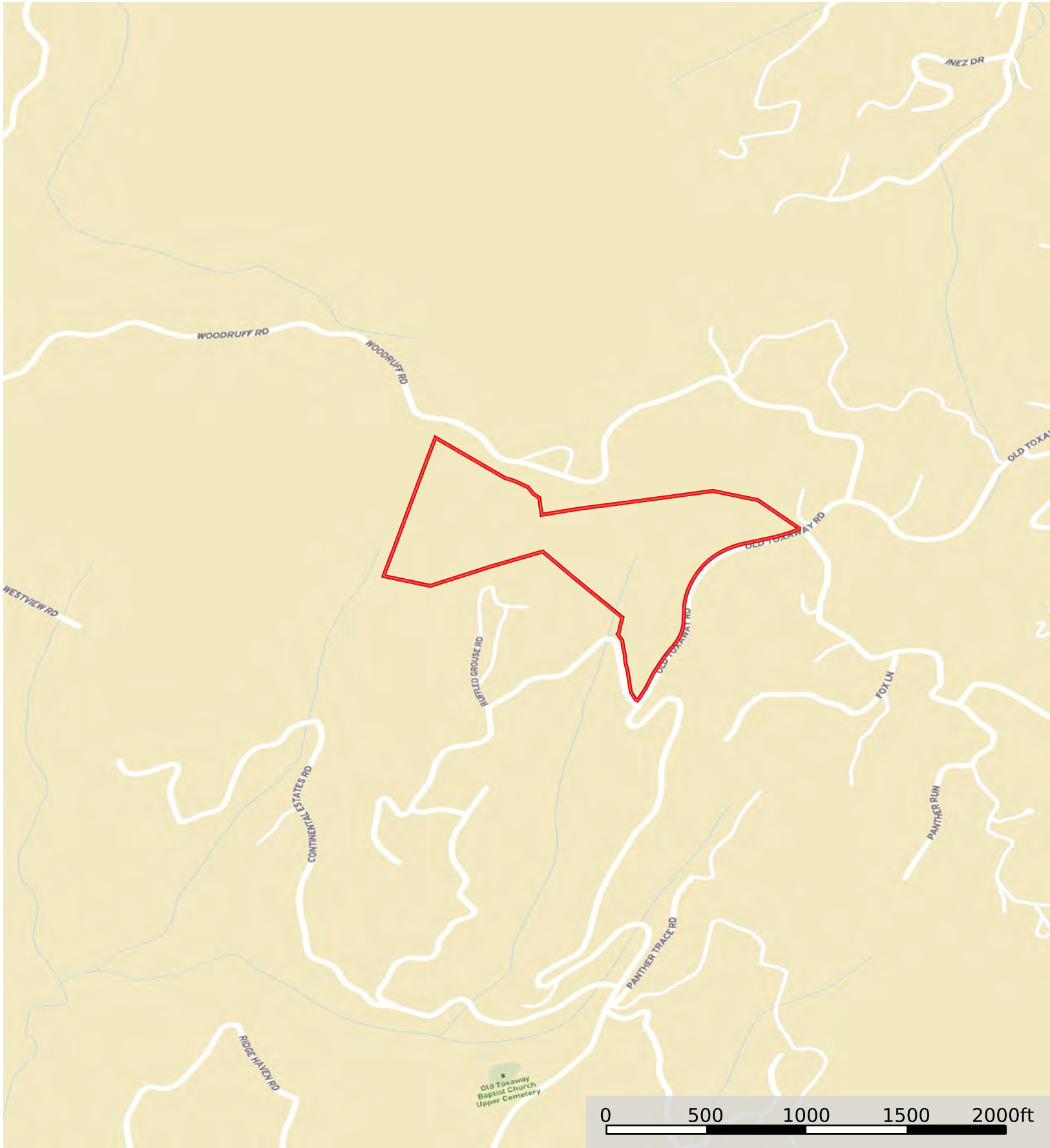
Email: todd Crosby@crosbylandco.com
www.CrosbyLandCo.com


Old Toxaway
Transylvania County, North Carolina, 36.83 AC +/-



Boundary

Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.



 Boundary

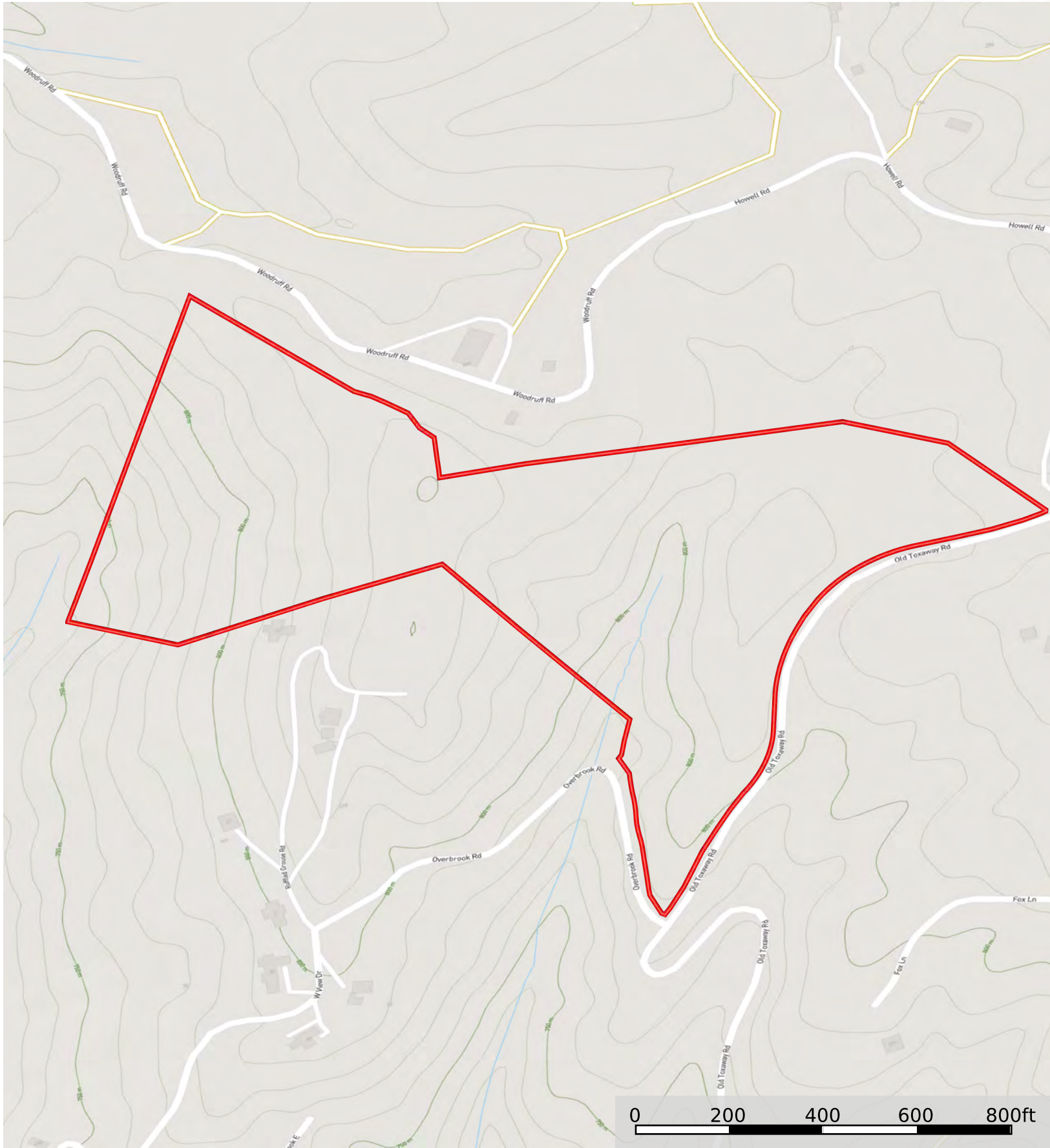
Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.



Boundary

Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.

Old Toxaway
Transylvania County, North Carolina, 36.83 AC +/-



Boundary

Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.