

6033 HIGHWAY 321
SUGAR GROVE, NC | WATAUGA COUNTY



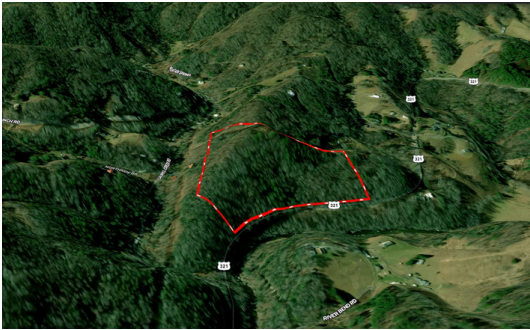
\$289,000



HIGH COUNTRY HAVEN: 22+/- ACRES WITH MOUNTAIN VIEWS AND SCENIC TRAILS

This exceptional property located in Sugar Grove, NC, offers 22.74+/- wooded acres in the heart of Watauga County's High Country. Directly across from the Watauga River, this tract is a true outdoor enthusiast's paradise, the land features abundant wildlife, established trails, and a pre-cleared homesite at the peak. Nearly all of the property is wooded, with the exception of trails, the homesite, and a utility easement.

- ✓ 22.74 +/- ACRES
- ✓ ABUNDANT WILDLIFE
- ✓ ESTABLISHED TRAILS
- ✓ CLEARED HOMESITE
- ✓ NO RESTRICTIONS



6033 HIGHWAY 321
SUGAR GROVE, NC | WATAUGA COUNTY



Access to the property is via a 45 ft right of way from Highway 321. Property lines are not marked - highly recommend using the LandGlide or OnX apps when walking to and on this property. Please note, do not drive onto the property.



Ted Coffey | 704-400-1033 | tedc@landandluxury.com

WWW.LANDANDLUXURY.COM