

8057 NC HIGHWAY 16
MORAVIAN FALLS, NORTH CAROLINA



\$1,500,000



MORAVIAN FALLS PRESERVE

205 +/- ACRES OF WOODS, WATER & ENDLESS POSSIBILITIES

Discover 205 +/- acres in the scenic Moravian Falls area of Alexander County, offering a rare combination of privacy, natural beauty, and accessibility. Predominantly wooded with open acreage throughout, the property features an established network of woods roads and trails that provides access across the tract and creates immediate opportunities for recreation and exploration. A pond and multiple springs and creeks add to the property's natural appeal, while paved State Highway frontage provides convenient access. With its expansive acreage and diverse landscape, this property offers an exceptional setting for those seeking space, privacy, and the freedom to create something of their own.

- ✓ 205 +/- ACRES
- ✓ WOODED & OPEN LAND
- ✓ EXTENSIVE TRAIL SYSTEM
- ✓ POND, CREEKS & STREAMS
- ✓ US HIGHWAY FRONTAGE
- ✓ CONVENIENT LOCATION



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The property's size and varied terrain offer an impressive range of possibilities, from a private estate, family compound, or recreational retreat to agricultural, equestrian, timber, orchard, residential, commercial, or development uses. The combination of mature woods, open land, water features, and an existing road and trail system creates a property that can be enjoyed in its current state while offering significant potential for the future. Located along Highway 16 in Moravian Falls, this 205 +/- acre offering provides the space, natural resources, and convenient access rarely found in a property of this scale, making it a truly exceptional opportunity in the foothills of North Carolina.

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