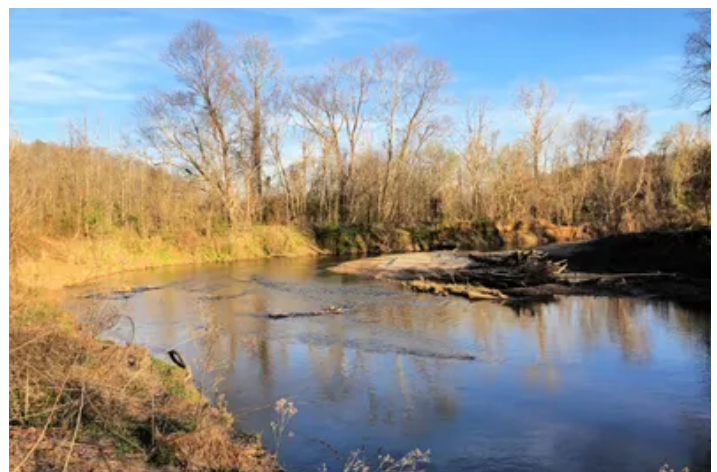


34.8+/- Acres on River Road in Columbus NC
TBD River Road
Tryon, NC 28782

\$625,000
34.8± Acres
Polk County



34.8+/- Acres on River Road in Columbus NC
Tryon, NC / Polk County

SUMMARY

Address

TBD River Road

City, State Zip

Tryon, NC 28782

County

Polk County

Type

Hunting Land, Undeveloped Land, Riverfront

Latitude / Longitude

35.2161 / -82.17156

Taxes (Annually)

\$1,820

Acreage

34.8

Price

\$625,000

Property Website

<https://www.mossyoakproperties.com/property/34-8-acres-on-river-road-in-columbus-nc-polk-north-carolina/110684/>



34.8+/- Acres on River Road in Columbus NC Tryon, NC / Polk County

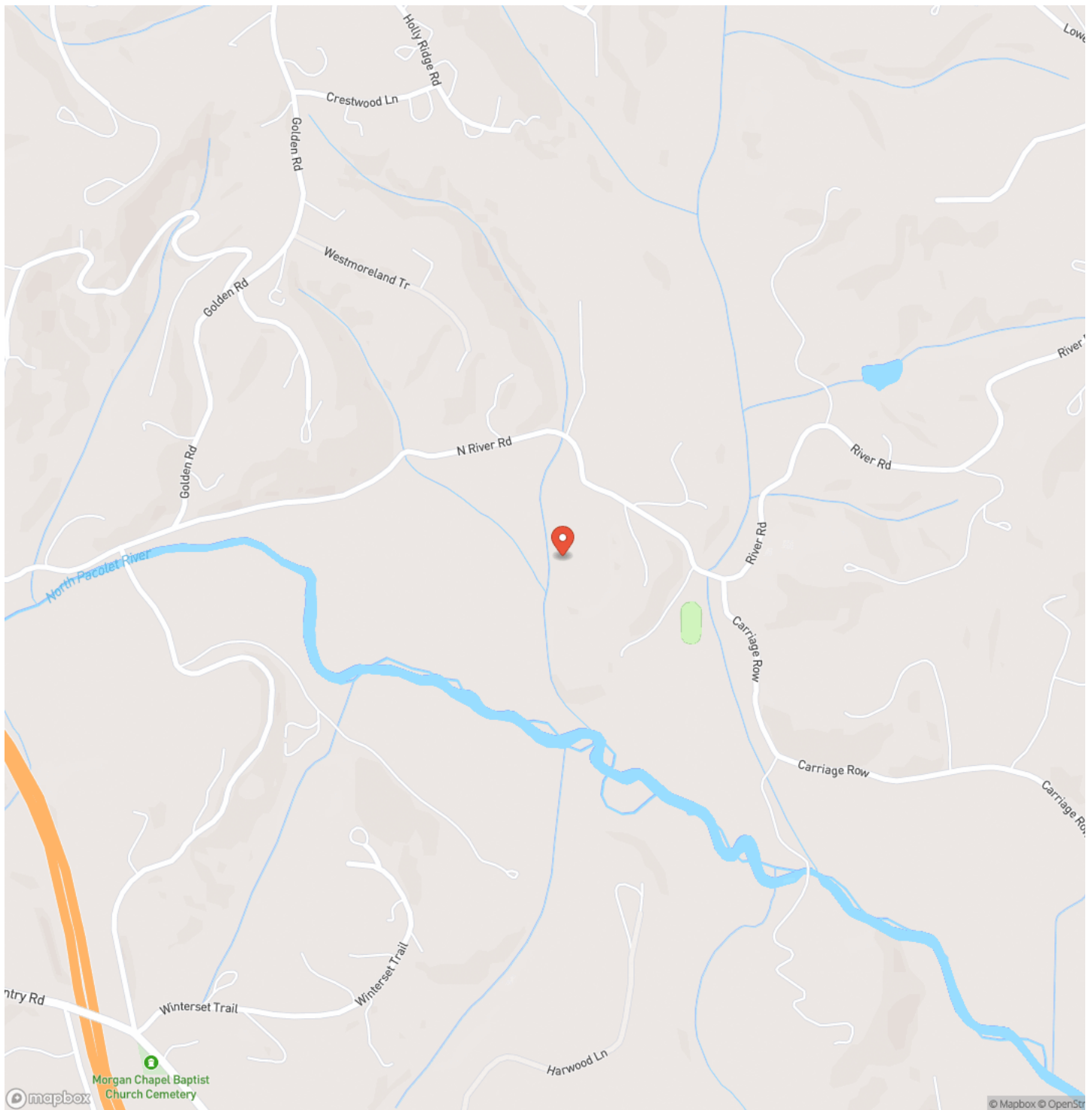
PROPERTY DESCRIPTION

34.8+/- acres with approx. 250-300 feet of frontage on the Pacolet River - plus a creek running through it. Up top, there's a large, level, high-elevation building site with underground power already available at the approx. 1/4- mile driveway entrance. Add in access to the FETA equestrian trail system (currently closed, but reopenable by the new owner), abundant wildlife, and a mix of black walnut, river birch, cedar, sycamore, maple, persimmon and pawpaw trees. The floodplain bottomland may qualify for a wetland/stream mitigation bank, meaning a portion of this property could generate conservation easement income instead of just sitting idle. You've got a rare combo of homesite, investment, and conservation play just minutes from Columbus and Tryon. Only restrictions: 5-acre minimum lot size, no mobile homes. Call Derek Underwood @ [828-817-7479](tel:828-817-7479) or Eric Fowler @ [828-508-1264](tel:828-508-1264) for more info or to schedule a showing!

34.8+/- Acres on River Road in Columbus NC
Tryon, NC / Polk County

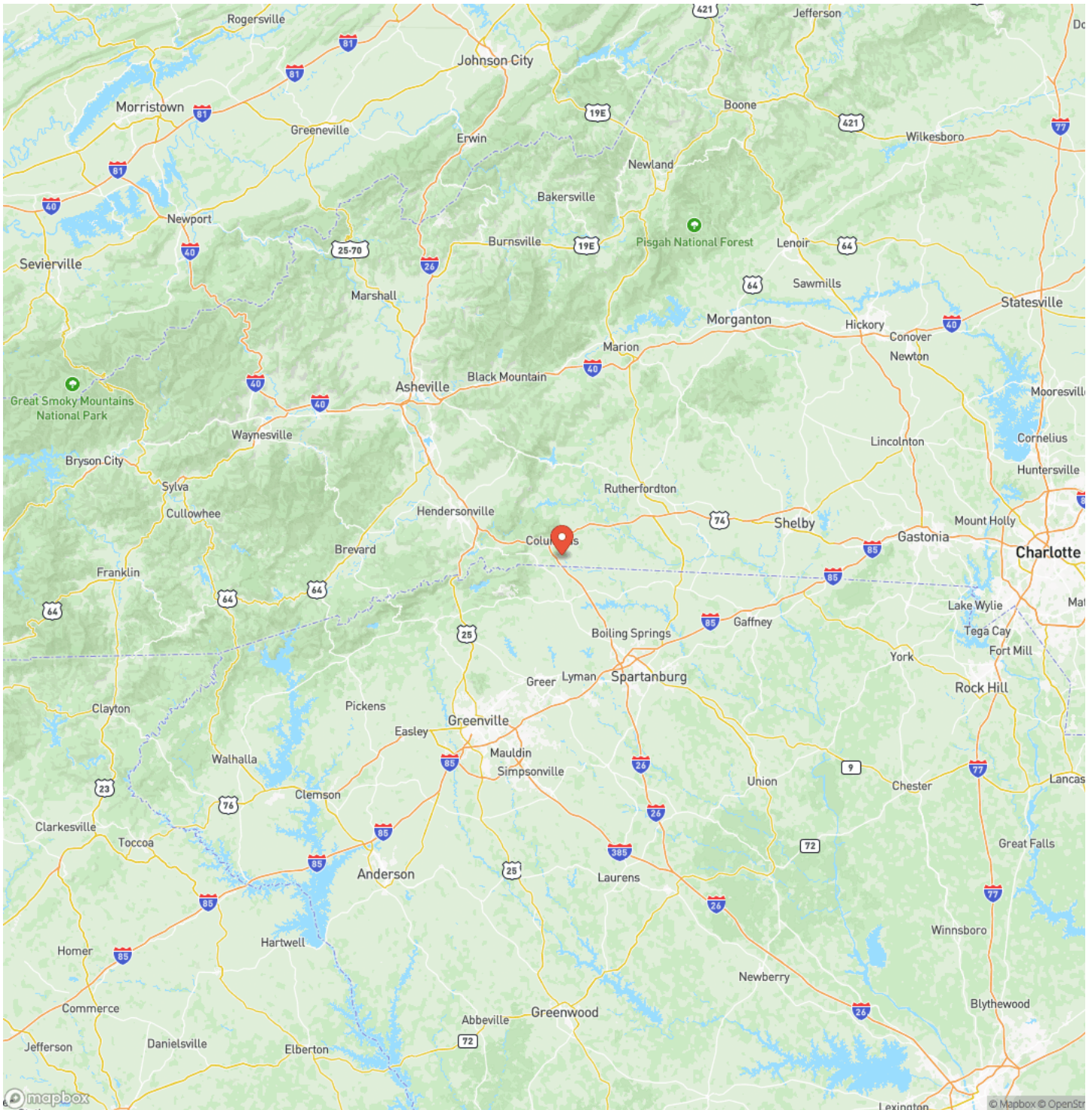


Locator Map



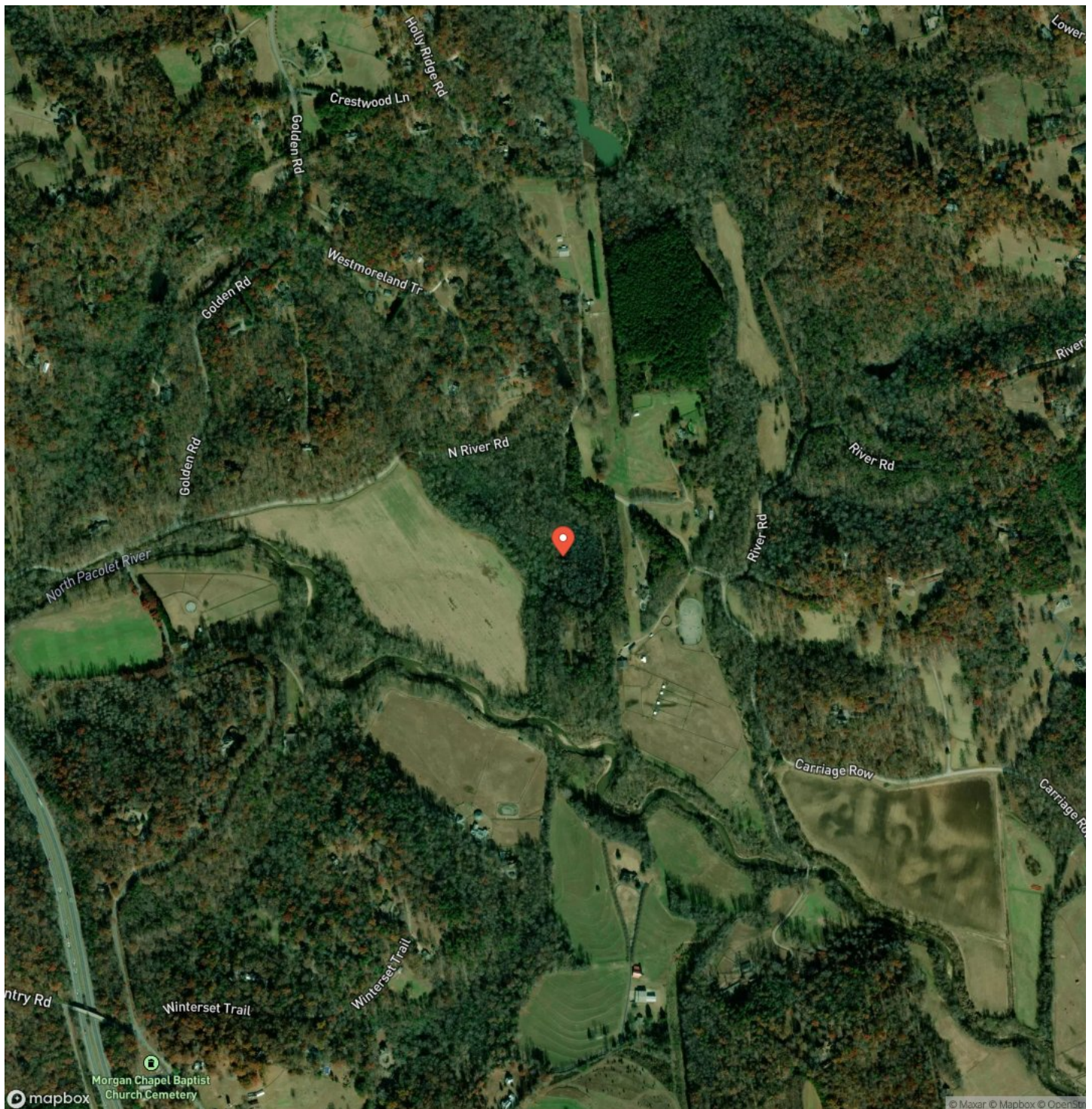
34.8+/- Acres on River Road in Columbus NC
Tryon, NC / Polk County

Locator Map



34.8+/- Acres on River Road in Columbus NC
Tryon, NC / Polk County

Satellite Map



34.8+/- Acres on River Road in Columbus NC Tryon, NC / Polk County

LISTING REPRESENTATIVE

For more information contact:



Representative

Derek Lee Underwood

Mobile

(828) 817-7479

Office

(828) 477-4248

Email

dunderwood@mossyoakproperties.com

Address

560 W Main Street

City / State / Zip

Sylva, NC 28779

NOTES



MORE INFO ONLINE:

<https://mossyoakproperties.com/>

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.

Mossy Oak Properties Carolina Timber and Realty

560 W Main Street

Sylva, NC 28779

(828) 477-4248

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