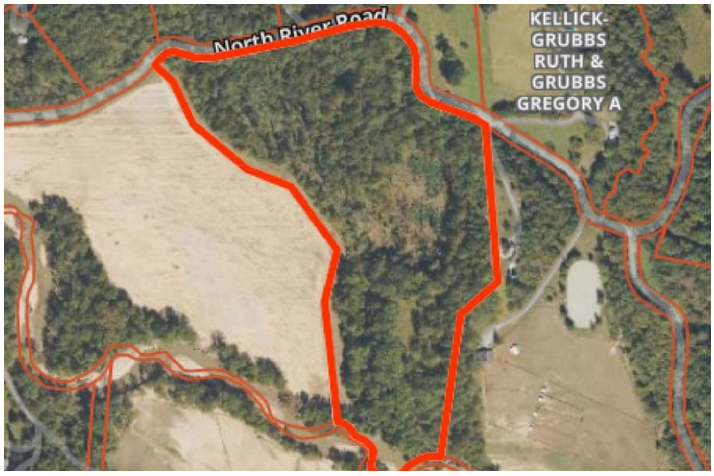
34.8+/- Acres on River Road in Columbus NC
TBD River Road
Tryon, NC 28782

$625,000
34.8± Acres
Polk County







MORE INFO ONLINE:

https://mossyoakproperties.com/

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
www.mossyoakproperties.com







PROPERTY DESCRIPTION

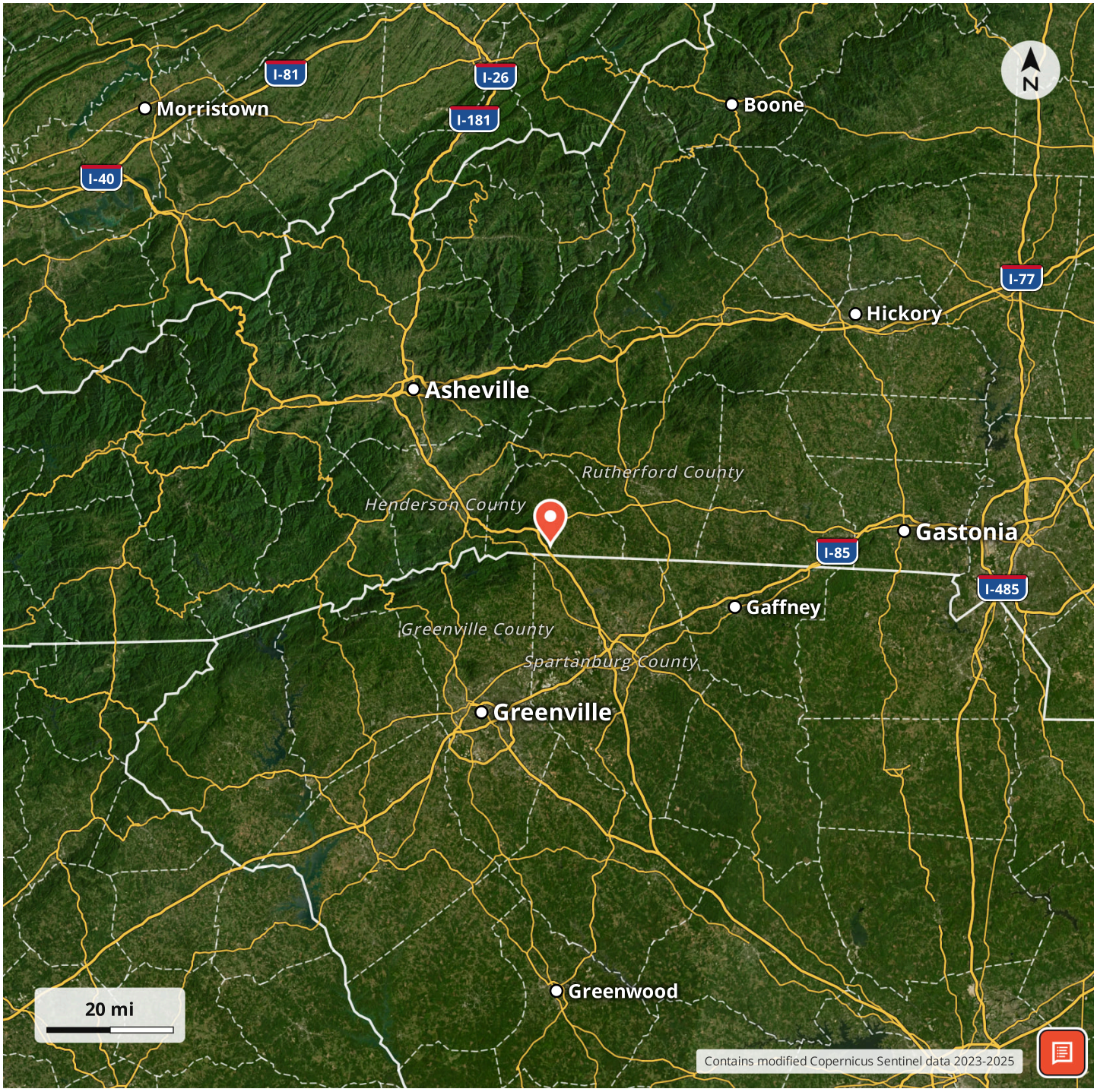
34.8+/- acres with approx. 250-300 feet of frontage on the Pacolet River - plus a creek running through it. Up top, there's a large, level, high-elevation building site with underground power already available at the approx. 1/4- mile driveway entrance. Add in access to the FETA equestrian trail system (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** or Eric Fowler @ **828-508-1264** for more info or to schedule a showing!








Regional Map



Locator Map



Aerial Map



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

NOTES

DISCLAIMERS

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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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