

**225+/- Acres In Bryson City!**  
**0 Conleys Creek Road**  
**Bryson City, NC 28789**

**\$599,000**  
**225.260 +/- acres**  
**Swain County**



**225+/- Acres In Bryson City!**  
**Bryson City, NC / Swain County**

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**SUMMARY**

**Address**

0 Conleys Creek Road

**City, State Zip**

Bryson City, NC 28789

**County**

Swain County

**Type**

Recreational Land, Residential Property, Lot

**Latitude / Longitude**

35.3871 / -83.3523

**Acreage**

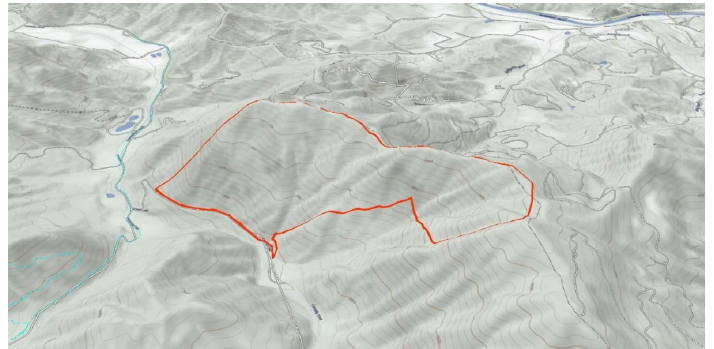
225.260

**Price**

\$599,000

**Property Website**

<https://www.mossyoakproperties.com/property/225-acres-in-bryson-city-swain-north-carolina/15663/>



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**PROPERTY DESCRIPTION**

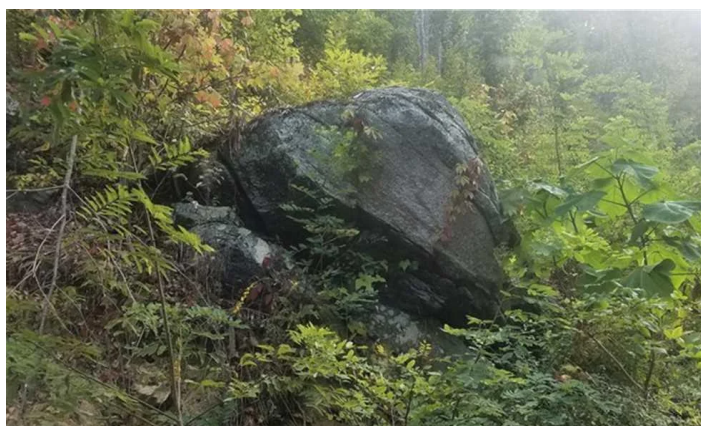
225+/- Acres of unrestricted property conveniently located in the Conleys Creek Community, minutes away from the Smoky Mountain Country Club. With just a short drive to either Bryson City or Sylva, this beautiful, rural mountain tract is also equally close to Cherokee and the Harrahs Casino & Resort. Spend your days hunting, fishing, hiking or mountain biking and spend your nights fine dining and playing the slot machines! Privacy, views and elevations in excess of 3500 feet are some of the highlights of this tract! There is a preliminary road system roughed in across the property. You can have all this tract has to offer for less than \$3000 Per Acre. Seller would consider owner financing. mixed use residential, recreational, development, 225 acre property, 28789, NC, Swain County, turkey, small game, rabbit, squirrel, freshwater fishing, equestrian trails, hiking trails, road frontage\ water rights\ ATV trails





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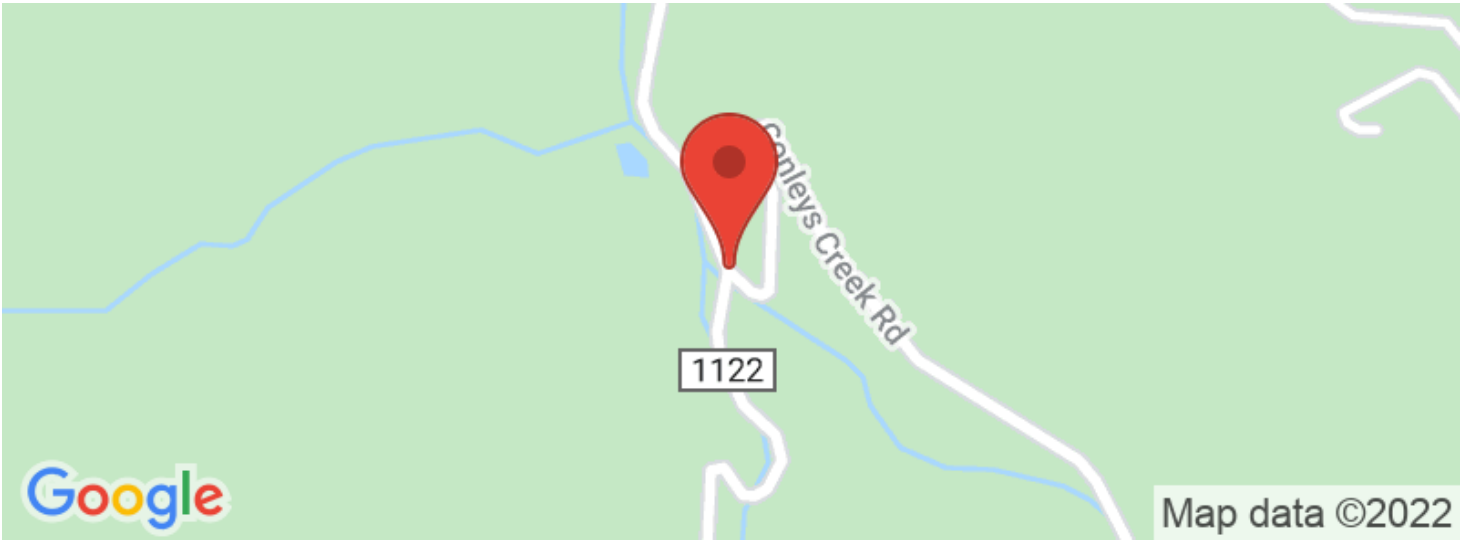
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# Locator Maps



225+/- Acres In Bryson City!  
Bryson City, NC / Swain County

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## Aerial Maps





225+/- Acres In Bryson City!  
Bryson City, NC / Swain County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

[jnorwood@mossyoakproperties.com](mailto:jnorwood@mossyoakproperties.com)

Address

560 W Main Street

City / State / Zip

Sylva, NC 28779

NOTES

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## **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.



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**Mossy Oak Properties Carolina Timber and Realty**

**560 W Main Street**

**Sylva, NC 28779**

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