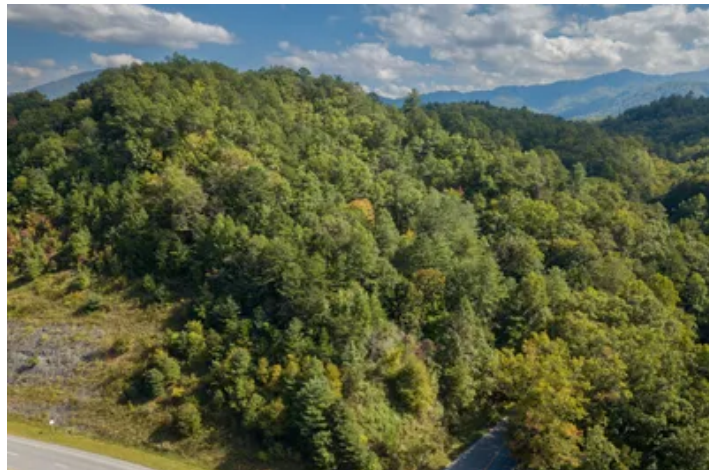


3.78+/- Acres A Stones Throw From Fontana Lake!
92 Tobacco Branch Road
Almond, NC 28771

\$69,500
3.68± Acres
Graham County

 **Call Jeff Norwood 828-788-1313** Carolina Timber & Realty



3.78+/- Acres A Stones Throw From Fontana Lake!
Almond, NC / Graham County

SUMMARY

Address

92 Tobacco Branch Road

City, State Zip

Almond, NC 28771

County

Graham County

Type

Recreational Land

Latitude / Longitude

35.396701 / -83.628073

Acreage

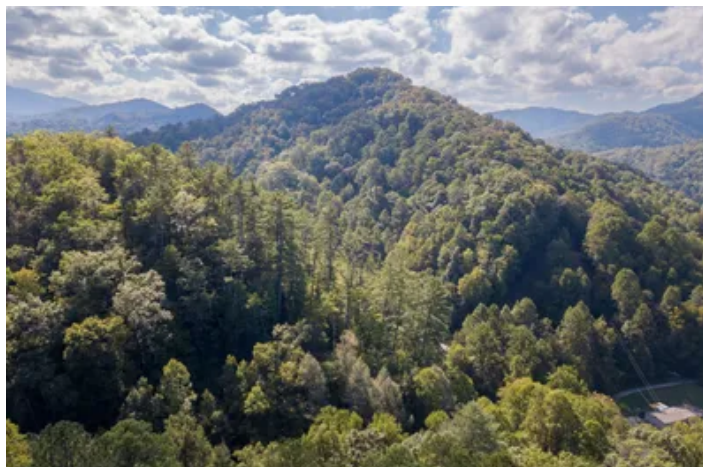
3.68

Price

\$69,500

Property Website

<https://www.mossyoakproperties.com/property/3-78-acres-a-stones-throw-from-fontana-lake-graham-north-carolina/119130/>



3.78+/- Acres A Stones Throw From Fontana Lake! **Almond, NC / Graham County**

PROPERTY DESCRIPTION

Looking for a mountain property near Fontana Lake? This 3.68+/- acre tract in Almond, NC offers an excellent opportunity to own land just minutes from the lake and some of Western North Carolina's most popular outdoor destinations. The property is located less than 500 feet from the shores of Fontana Lake, putting boating, fishing, kayaking, and lake recreation close at hand. A public boat landing is just over a mile away, making it easy to get out on the water whenever adventure calls.

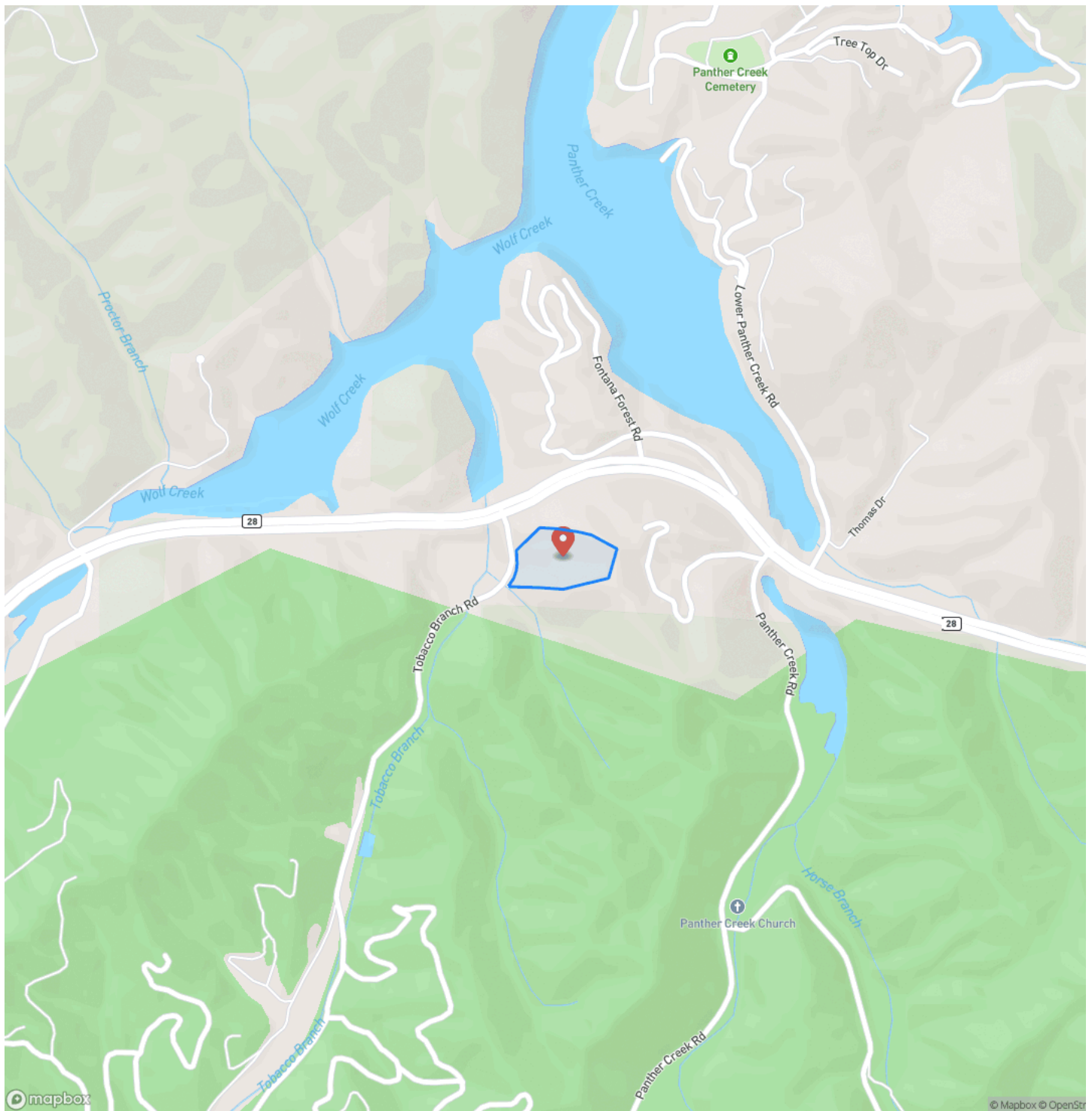
Conveniently located approximately 15 minutes from both Bryson City and Robbinsville, this property offers a great combination of privacy, recreation, and accessibility. Enjoy the natural beauty of the surrounding mountains while remaining close to town for restaurants, shopping, services, and entertainment. The area is also within easy reach of the Great Smoky Mountains, Nantahala River, and countless hiking and outdoor recreation opportunities. Whether you're looking for a place to build a mountain getaway, establish a permanent residence, or simply own a piece of Western North Carolina close to Fontana Lake, this property is worth a look. Come explore the possibilities and experience the beauty of the mountains and lake for yourself! Call Jeff Norwood today at [828-788-1313](tel:828-788-1313) to schedule a showing!

3.78+/- Acres A Stones Throw From Fontana Lake!
Almond, NC / Graham County



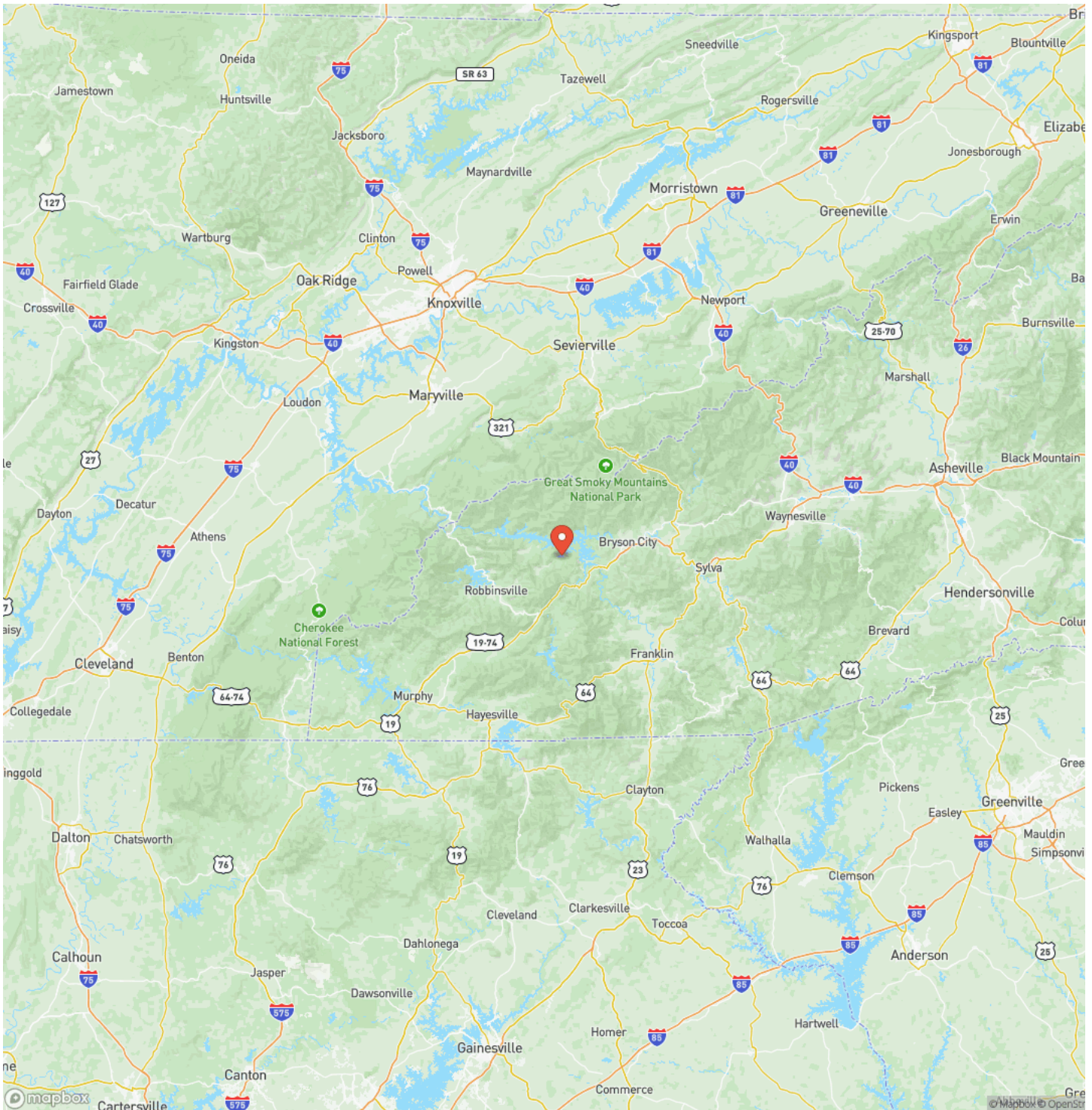
3.78+/- Acres A Stones Throw From Fontana Lake!
Almond, NC / Graham County

Locator Map



3.78+/- Acres A Stones Throw From Fontana Lake!
Almond, NC / Graham County

Locator Map



3.78+/- Acres A Stones Throw From Fontana Lake!
Almond, NC / Graham County

Satellite Map



3.78+/- Acres A Stones Throw From Fontana Lake! Almond, NC / Graham County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Norwood

Mobile

(828) 788-1313

Email

jnorwood@mossyoakproperties.com

Address

City / State / Zip

Bryson City, NC 28713

NOTES

[illegible]

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a guide for writing. There are no margins, text, or other markings on the paper.



<https://mossyoakproperties.com/>

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

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