

10+/- Acres Bordering U.S. Forest Service & Fontana
Lakefront
000 Howard Edwards Road
Robbinsville, NC 28771

\$395,000
10± Acres
Graham County

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



10+/- Acres Bordering U.S. Forest Service & Fontana Lakefront
Robbinsville, NC / Graham County

SUMMARY

Address

000 Howard Edwards Road null

City, State Zip

Robbinsville, NC 28771

County

Graham County

Type

Recreational Land, Lakefront, Undeveloped Land

Latitude / Longitude

35.43412 / -83.706079

Acreage

10

Price

\$395,000



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PROPERTY DESCRIPTION

Opportunities like this are few and far between. This stunning UNRESTRICTED 10+/- acre tract offers the rare combination of privacy, usability, and highly sought-after lake access-bordering US Forest Service land and featuring dockable frontage on beautiful Fontana Lake. Whether you're looking to build a private mountain retreat or invest in a premier piece of Western North Carolina real estate, this property checks all the boxes. Enjoy the peace and seclusion of being tucked against protected forest land, while still having convenient access to some of the area's most desirable destinations. Located just minutes from Fontana Village Resort & Marina, you'll have quick access to boating, dining, and outdoor recreation. The charming town of Robbinsville is only about 20 minutes away, offering local shops, restaurants, and small-town appeal, while the Stecoah Valley Arts Center is just a short drive for live music, art, and community events. With rare dockable lake frontage, expansive acreage, and an unbeatable location, this property is the perfect blend of mountain serenity and waterfront living. Don't miss your chance to own a truly special piece of the Smokies. Call Jeff Norwood today at [828-788-1313](tel:828-788-1313) to schedule a showing!

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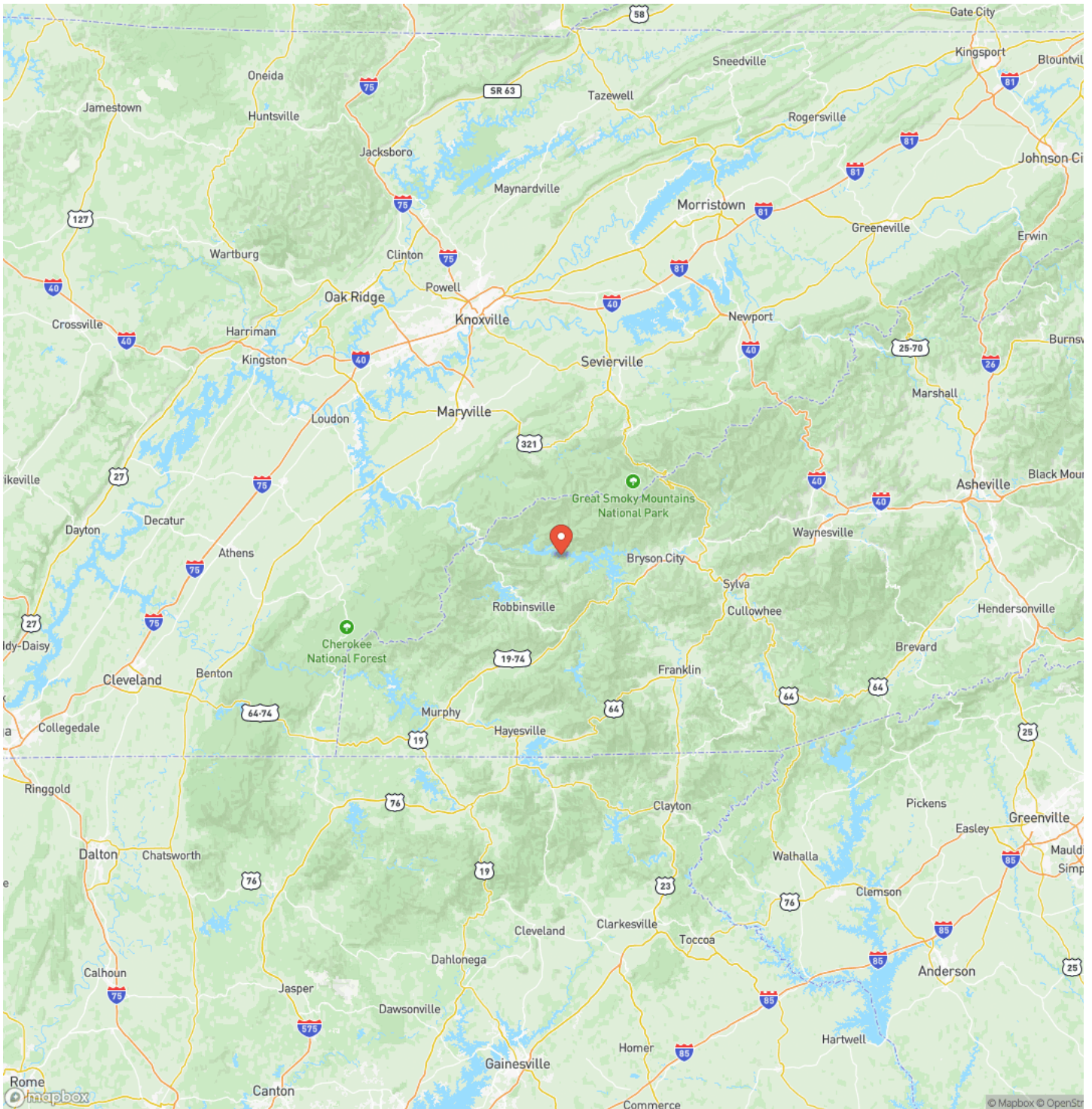


Locator Map

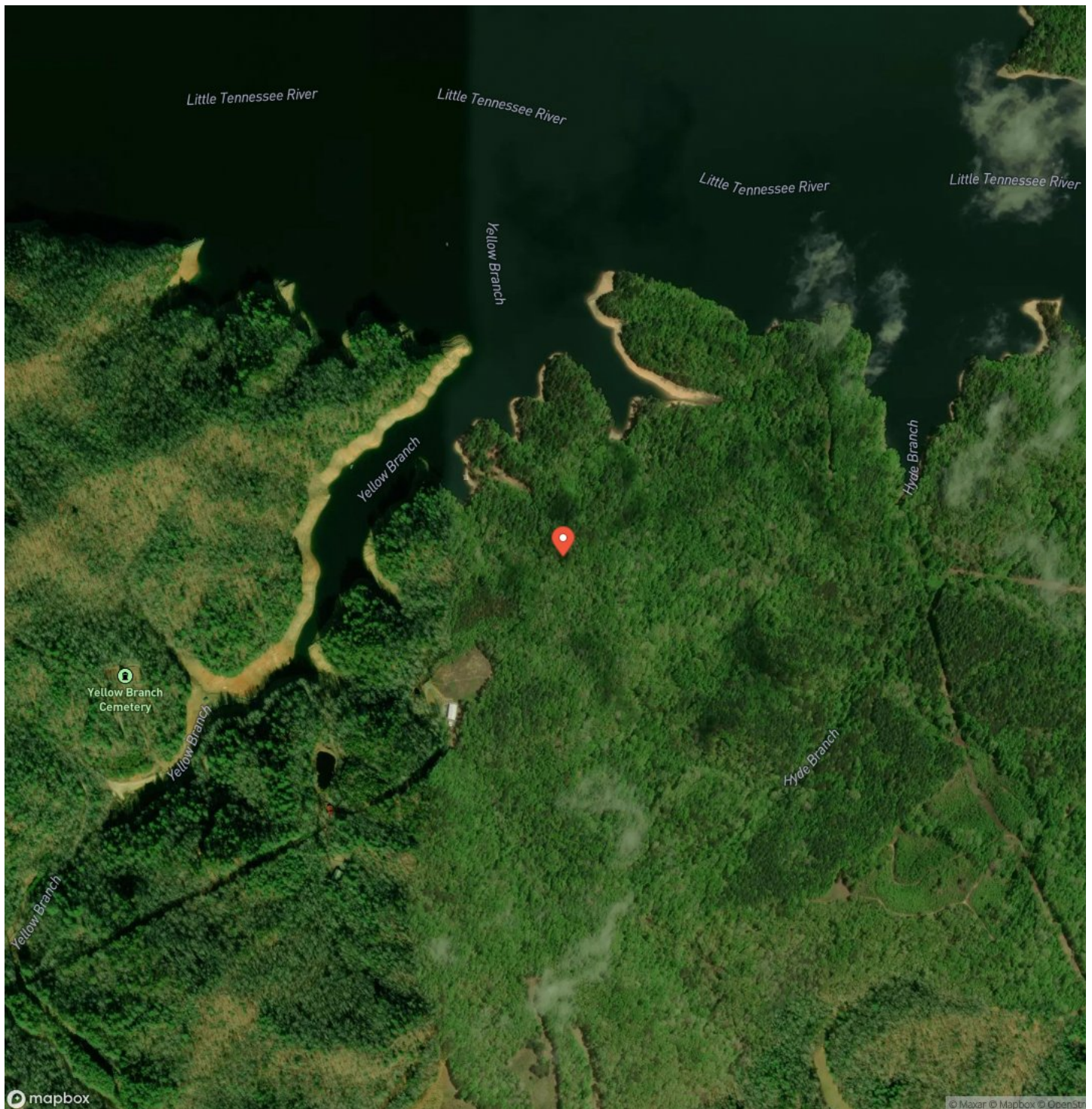


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Robbinsville, NC / Graham County**

Locator Map



Satellite Map



**10+/- Acres Bordering U.S. Forest Service & Fontana Lakefront
Robbinsville, 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

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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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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