

240+/- Acres in Bryson City, NC!  
00 East Alarka  
Bryson City, NC 28713

**\$1,250,000**  
240± Acres  
Swain County

**Call Jeff Norwood 828-788-1313**

Carolina Timber & Realty



**240+/- Acres in Bryson City, NC!**  
**Bryson City, NC / Swain County**

**SUMMARY**

**Address**

00 East Alarka null

**City, State Zip**

Bryson City, NC 28713

**County**

Swain County

**Type**

Undeveloped Land

**Latitude / Longitude**

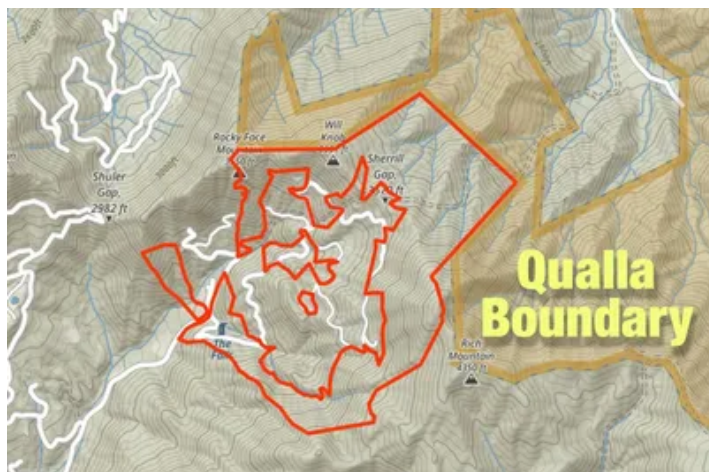
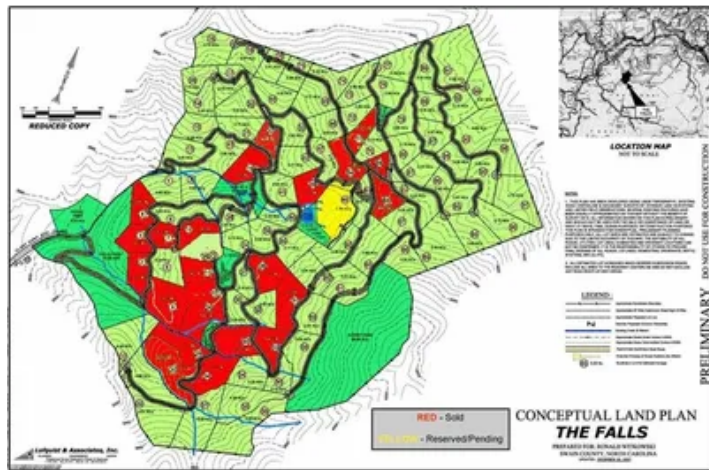
35.388753 / -83.43303

**Acreage**

240

**Price**

\$1,250,000



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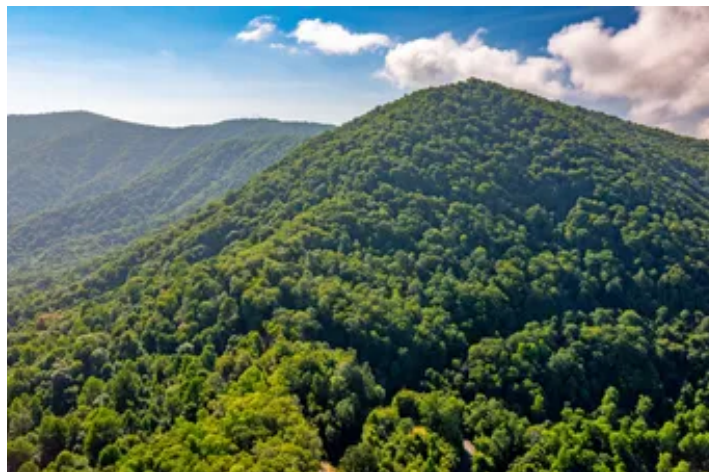
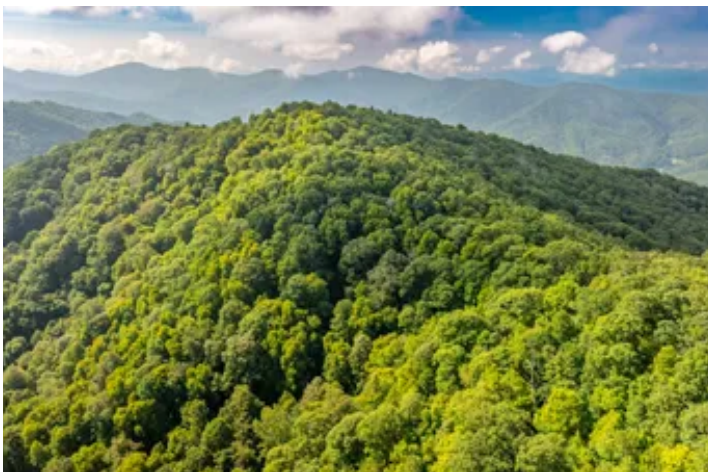
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**PROPERTY DESCRIPTION**

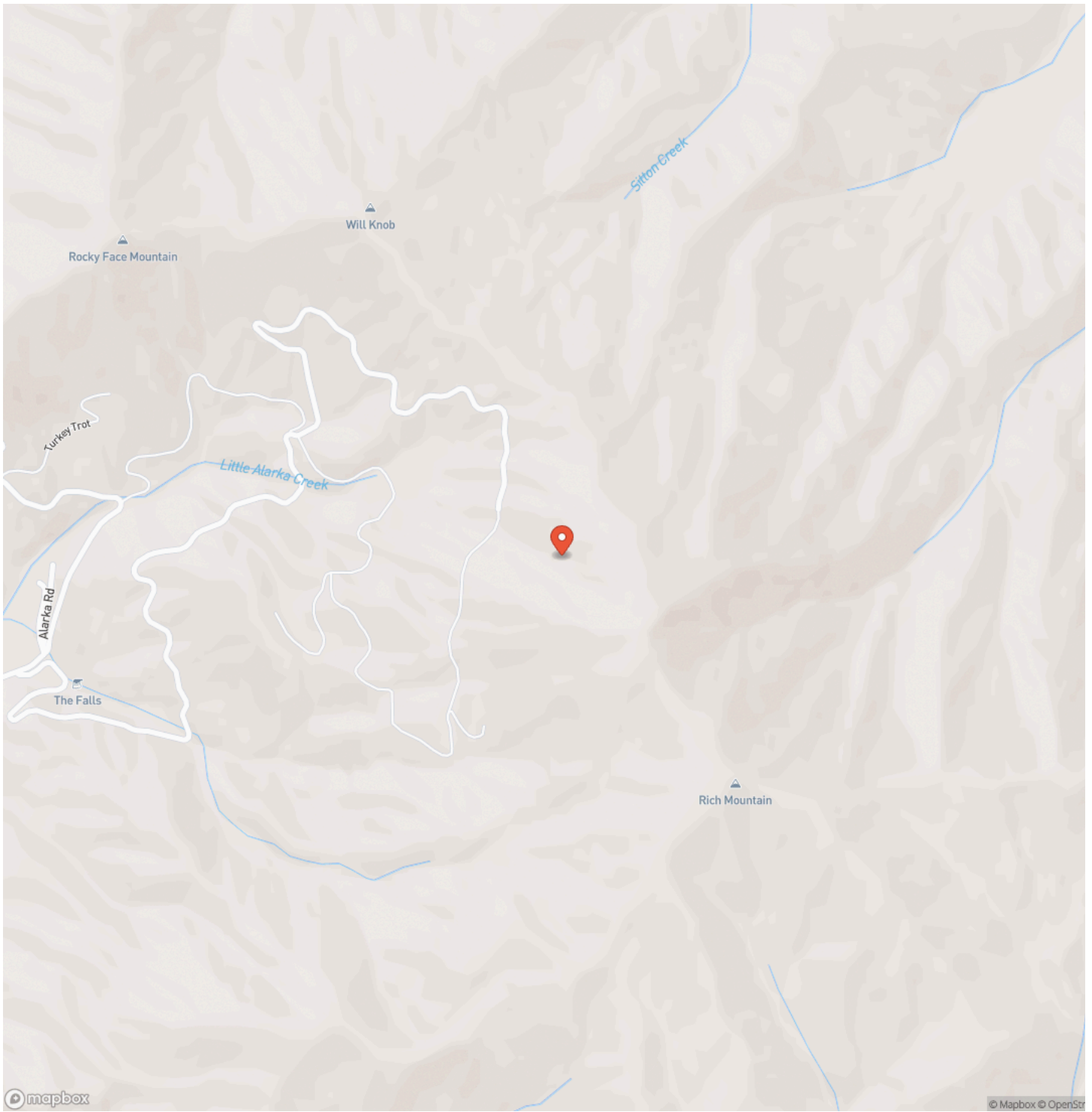
**PRICE FOR IMMEDIATE SALE!!** Approximately 24+/- acres known as "The Falls," an extraordinary mountain development opportunity just minutes from Bryson City. The entrance road winds between two dramatic waterfalls, introducing a property defined by rushing creeks, multiple waterfalls & BREATHTAKING long-range SUNRISE & SUNSET views. Elevations climb to over 4,000 ft, offering expansive vistas in multiple directions, including some of the most distant westerly views in the county. Significant infrastructure is already in place with blacktop & gravel roads, underground electric, phone & cable providing high-speed internet to many areas. The offering includes about 152+/- acres inside the gated front (west-facing) tract where lots have sold and homes are built or under construction, plus approximately 81+/- acres bordering the Qualla Boundary on the undeveloped rear (east-facing) tract across the ridge with existing logging trails that provide the framework for future roads. An add'l unrestricted 12.8+/- ac parcel lies across from the entrance. Minutes from Bryson City, Fontana Lake, Nantahala River rafting & Great Smoky Mountainss National Park. Call Jeff Norwood at [828-788-1313](tel:828-788-1313) to schedule a showing today!

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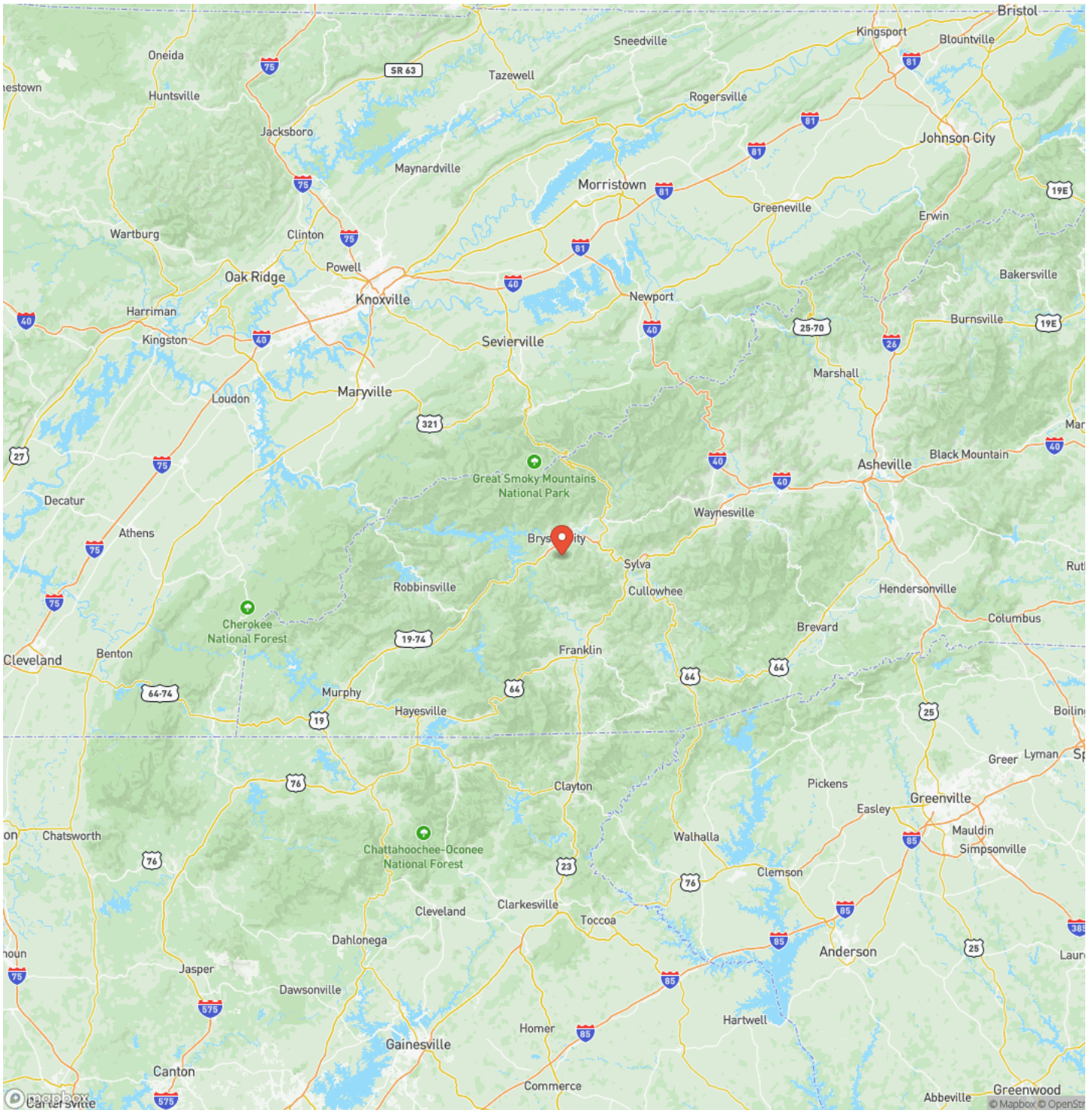


## Locator Map

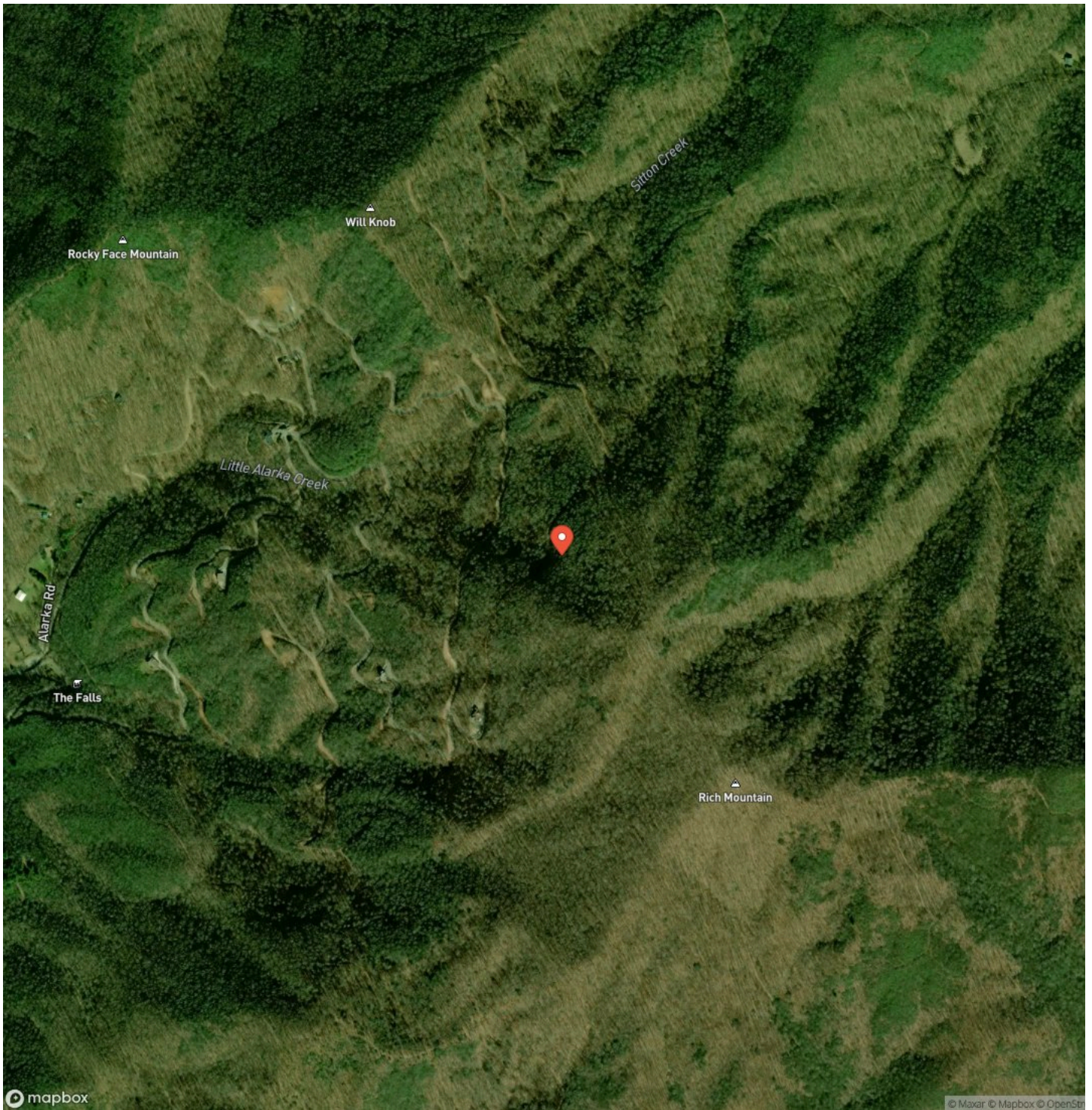


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## Locator Map



## Satellite Map







## **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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