

**33+/- Acres Less Than Half A Mile From
Fontana Lake!**
00 Old Yellow Branch Road
Robbinsville, NC 28771

\$175,000
33.040± Acres
Graham County



33+/- Acres Less Than Half A Mile From Fontana Lake!
Robbinsville, NC / Graham County

SUMMARY

Address

00 Old Yellow Branch Road

City, State Zip

Robbinsville, NC 28771

County

Graham County

Type

Recreational Land, Undeveloped Land, Single Family, Residential Property

Latitude / Longitude

35.421398 / -83.714001

Taxes (Annually)

472

Acreage

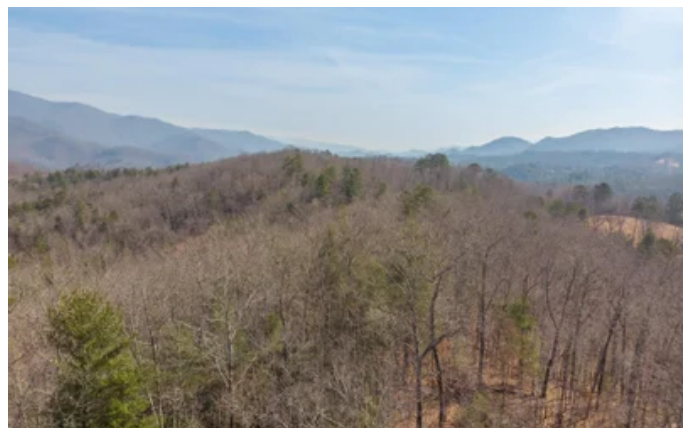
33.040

Price

\$175,000

Property Website

<https://www.mossyoakproperties.com/property/3-3-acres-less-than-half-a-mile-from-fontana-lake-graham-north-carolina/26115/>



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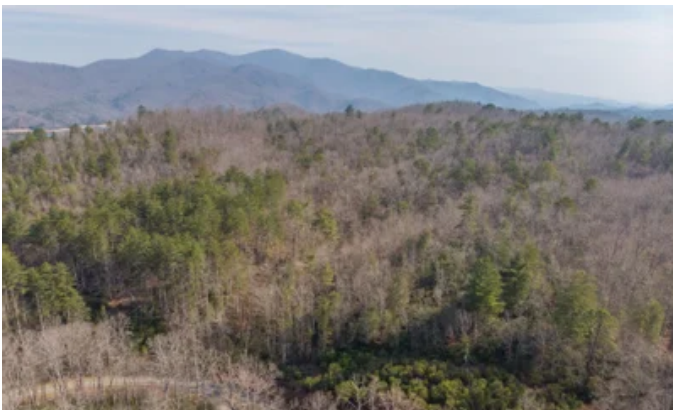
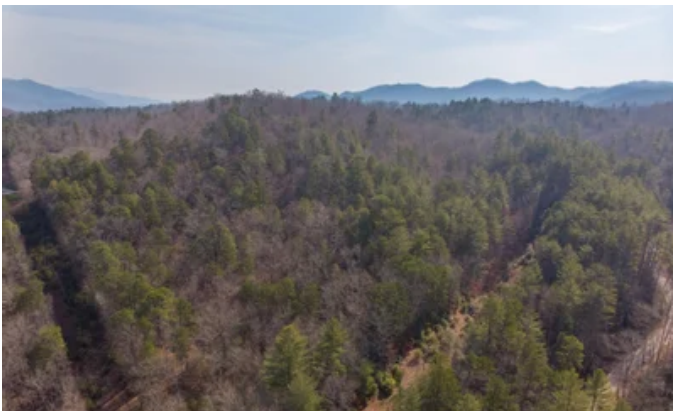
Robbinsville, NC / Graham County

PROPERTY DESCRIPTION

Deep in the heart of the Smoky Mountains, you'll find 33+/- acres of beautifully laying land with long range views that will literally take your breath away. While only being less than half a mile from one of the most beautiful lakes in America, enjoy your summers fishing, boating, camping and simply enjoying the outdoors! It is truly one of the more gently laying mountain properties you will find, not steep at all. Could be converted into about 10 acres of pasture if you're looking for a small farm. Also has a spring that originates on site. This property won't last, so call today for a showing!



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33+/- Acres Less Than Half A Mile From Fontana Lake!
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Locator Maps



33+/- Acres Less Than Half A Mile From Fontana Lake!
Robbinsville, NC / Graham County

Aerial Maps



33+/- Acres Less Than Half A Mile From Fontana Lake!
Robbinsville, NC / Graham County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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City / State / Zip

Sylva, NC 28779

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

NOTES

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

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

560 W Main Street

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MossyOakProperties.com



MORE INFO ONLINE:

MossyOakProperties.com