

115+/- Acres Bordering U.S. Forest Service & Fontana
Lake Frontage
8888 Yellow Branch Road
Robbinsville, NC 28771

\$1,450,000
115± Acres
Graham County

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



115+/- Acres Bordering U.S. Forest Service & Fontana Lake Frontage
Robbinsville, NC / Graham County

SUMMARY

Address

8888 Yellow Branch Road

City, State Zip

Robbinsville, NC 28771

County

Graham County

Type

Farms, Recreational Land, Hunting Land

Latitude / Longitude

35.432563 / -83.719496

Acreage

115

Price

\$1,450,000

Property Website

<https://www.mossyoakproperties.com/property/115-acres-bordering-u-s-forest-service-fontana-lake-frontage-graham-north-carolina/103317/>



115+/- Acres Bordering U.S. Forest Service & Fontana Lake Frontage Robbinsville, NC / Graham County

PROPERTY DESCRIPTION

115+/- Acres with Fontana Lake Frontage & Borders National Forest! An extraordinary opportunity to own 115+/- pristine acres in the heart of the NC mountains in Graham County, offering a rare combination of privacy, views and Lake access. This remarkable property borders Nantahala National Forest on two sides for over a mile, ensuring unmatched seclusion and endless recreational possibilities right out your back door. Enjoy direct frontage on Fontana Lake, complete with a private boat dock and launch—perfect for boating, fishing, and exploring one of Western North Carolina's most scenic waterways. From multiple vantage points across the property, take in breathtaking long-range views of Great Smoky Mountains National Park and the surrounding mountain landscape. The groundwork has already been laid for your dream mountain estate. A developed road system provides access throughout the property, along with a natural spring water source and a robust solar power system designed to support a 4,000+/- square foot home, complemented by a backup generator. While ideal for those seeking a self-sufficient lifestyle, traditional power is conveniently available nearby. Located just minutes from Fontana Village Resort & Marina, Fontana Dam, and the world-famous Tail of the Dragon, this property also offers easy access to outdoor adventures including the renowned Tsali Recreation Area mountain trails. Conveniently situated just 20 minutes from Robbinsville and 30 minutes from Bryson City. Whether you're seeking a private mountain retreat, a legacy family compound, or an investment in one of the Southeast's most desirable outdoor regions, this property delivers unmatched natural beauty, access, and potential. Call Jeff Norwood at [828-788-1313](tel:828-788-1313) to schedule a private showing today!

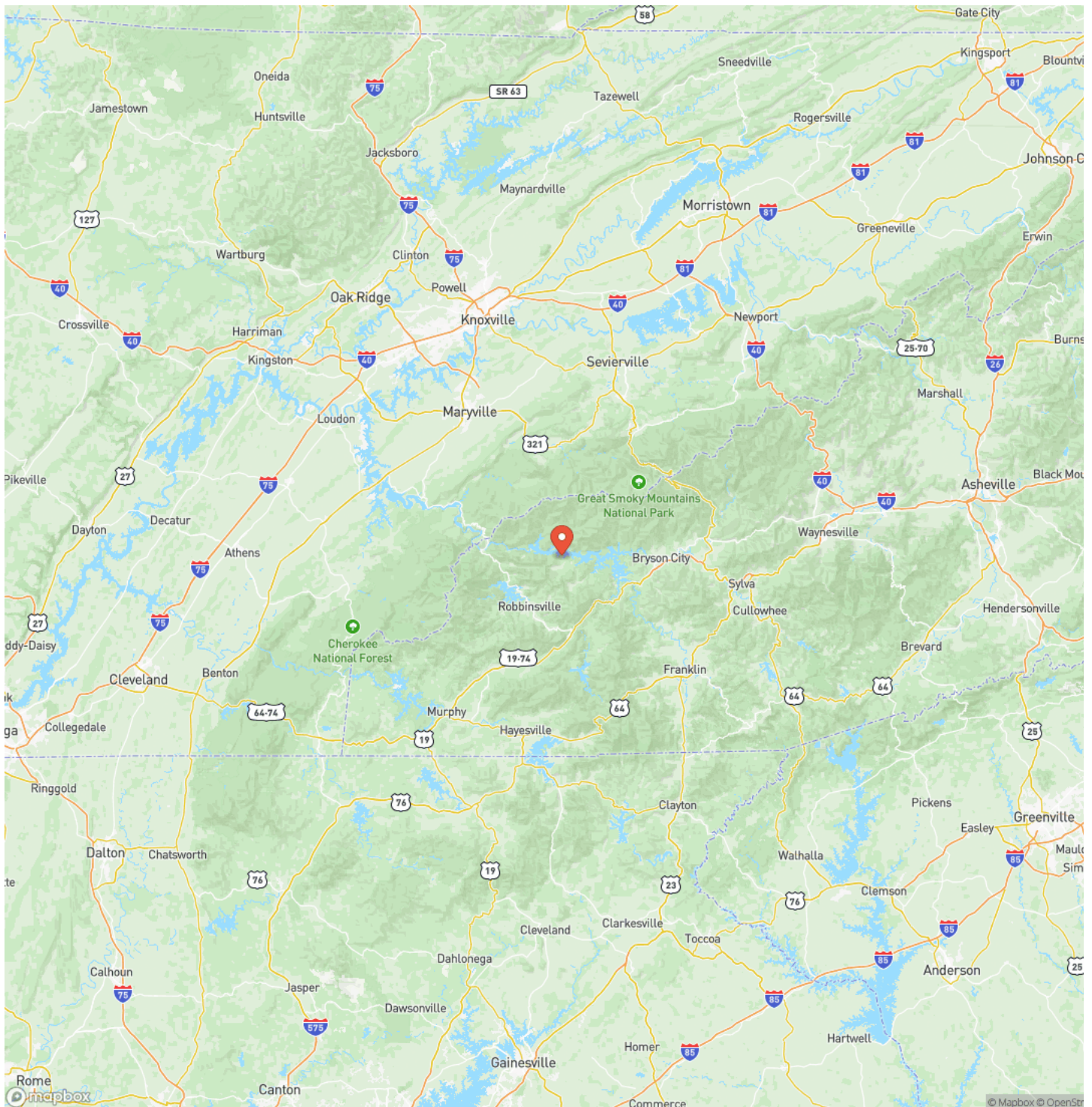
115+/- Acres Bordering U.S. Forest Service & Fontana Lake Frontage
Robbinsville, NC / Graham County



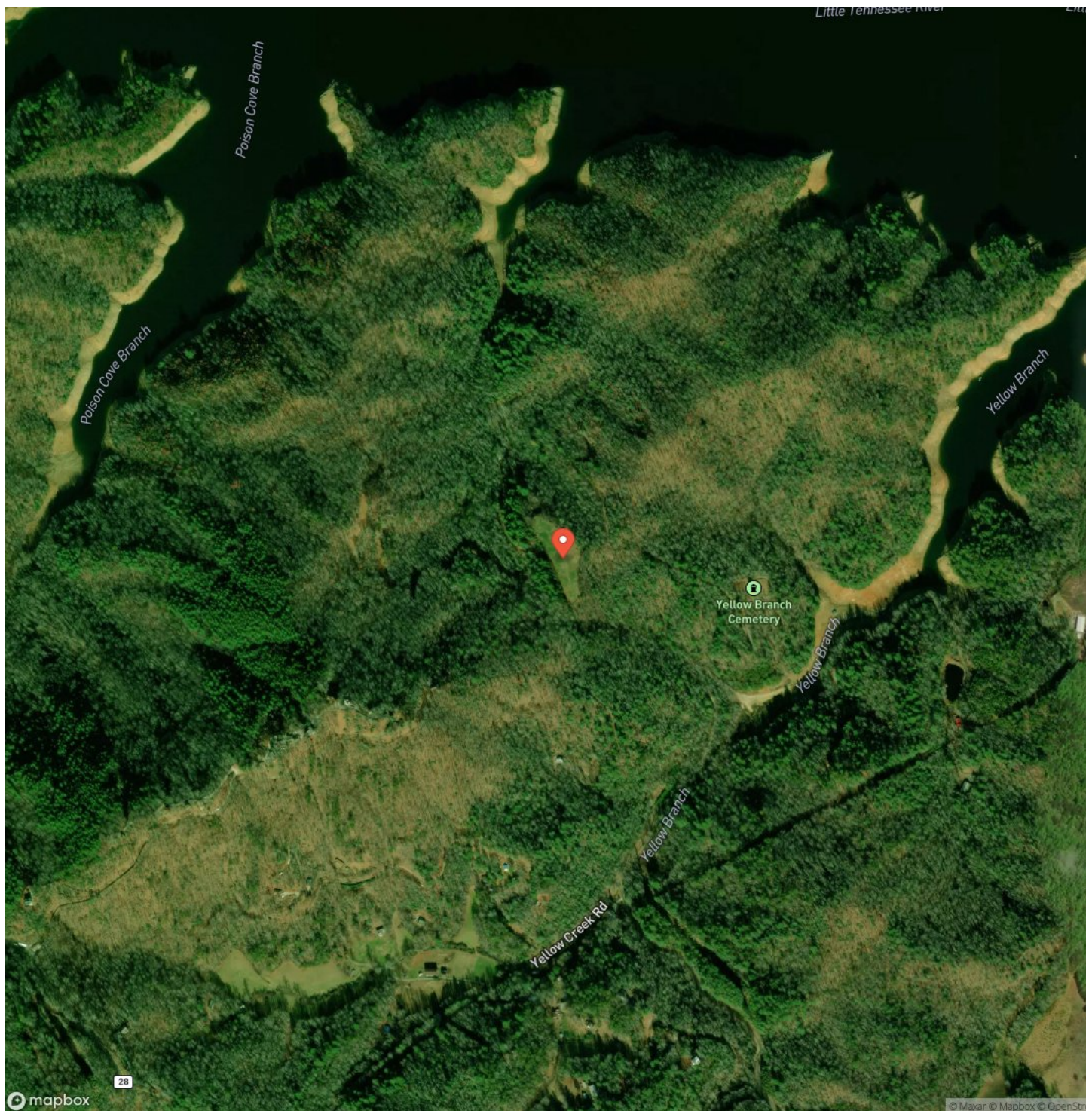
Locator Map



Locator Map



Satellite Map



**115+/- Acres Bordering U.S. Forest Service & Fontana Lake Frontage
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

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<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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