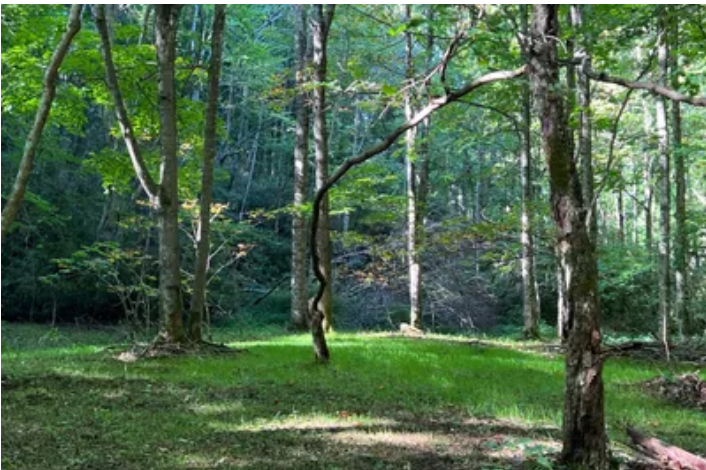


11.26+/- Acre Luxury Off-Grid Capable Homestead!  
2778 Mule Stomp Road  
Hot Springs, NC 28721

**\$519,900**  
11.26± Acres  
Madison County

**Call Tom & Laura at 828-477-4248**

**Carolina Timber & Realty**



**11.26+/- Acre Luxury Off-Grid Capable Homestead!  
Hot Springs, NC / Madison County**

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**SUMMARY**

**Address**

2778 Mule Stomp Road

**City, State Zip**

Hot Springs, NC 28721

**County**

Madison County

**Type**

Farms, Single Family, Residential Property

**Latitude / Longitude**

35.751875 / -82.905291

**Dwelling Square Feet**

2,576

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

11.26

**Price**

\$519,900



## 11.26+/- Acre Luxury Off-Grid Capable Homestead! Hot Springs, NC / Madison County

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### **PROPERTY DESCRIPTION**

11.26 +/- Acre Homesteader's Dream Property! Located at the end of a 3 mile, well maintained gravel road, this once-in-a-lifetime homesteading property gives you a rare blend of privacy, beauty, & thoughtful design right here in the heart of the Smokies. Just minutes from the **Appalachian Trail**, this property feels both timeless & refined. A place where nature, comfort, wellness and self sufficiency coexist.

Most recently home to dairy sheep and poultry, this land has been meticulously laid out for sustainable, small-scale agriculture. From the box-wire fenced pastures, solar electric fencing, multiple purpose-built outbuildings, sheep barn with milking stanchions, brooder, chicken coop and multiple sheds, this mountain farmstead has it all and it's just waiting for you.

Property like this with the ability to not only survive but actually thrive is a prepper's dream come true. With private hiking trails winding through the property, 2 streams, 3 natural springs & a noisy waterfall this is the perfect place to call home. Besides livestock amenities thee garden bursts with flowers, vegetables & herbs. Mature pear trees, grapevines, asparagus beds, & blueberry bushes round out the yearly harvest. The home itself is well appointed, convenient and comfortable. Designed as a multi-family residence or mother-in-law suite, the house has 2 fully functioning apartments with separate entrances. The upper level features 2 BR's, 2 Ba, & an additional office or den, open great room with kitchen, dining, & plenty of living space. Hardwood, tile, & laminate flooring run throughout the home and large windows frame the mountain views. Recent updates include new SS appliances, updated kitchen plumbing, modern lighting fixtures, and a NEW ROOF! A gravity fed spring & propane hot water heater ensure constant modern convenience and a wood stove adds ambiance and warmth. The lower apartment has a comfortable 1 BR, 1 Ba living space with a great room, kitchen, dining, and living areas. An additional family room, adds flexibility, and a large laundry room offers tons of storage. Mini-split systems ensure efficient year-round comfort and an additional wood stove for warmth & charm during the colder months. The large decks offers sweeping long range views & a private firing range adds a convenient way to keep your hunting skills sharp. Despite its private setting, this property is conveniently located, only 1 hr to Asheville & 45 minutes to Waynesville and the Great Smoky Mountains National Park. This your opportunity to own your very own Appalachian sanctuary. Seller is **HIGHLY MOTIVATED and says BRING ALL OFFERS!** Call Thomas Peacock at [828-735-1923](tel:828-735-1923) or Laura Handley at [828-208-3532](tel:828-208-3532) to schedule a private showing.

**11.26+/- Acre Luxury Off-Grid Capable Homestead!**  
**Hot Springs, NC / Madison County**



## Locator Map



## Locator Map

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11.26+/- Acre Luxury Off-Grid Capable Homestead!  
Hot Springs, NC / Madison County

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## Satellite Map

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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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