

**48+/- Acres - Mountain Living At Its Finest!**  
**755 Puncheon Fork Road**  
**Mars Hill, NC 28754**

**\$1,599,000**  
**48± Acres**  
**Madison County**





## 48+/- Acres - Mountain Living At Its Finest! Mars Hill, NC / Madison County

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### **SUMMARY**

#### **Address**

755 Puncheon Fork Road

#### **City, State Zip**

Mars Hill, NC 28754

#### **County**

Madison County

#### **Type**

Single Family, Residential Property, Undeveloped Land, Farms, Recreational Land, Hunting Land

#### **Latitude / Longitude**

35.918604 / -82.548383

#### **Taxes (Annually)**

3052

#### **Dwelling Square Feet**

3670

#### **Bedrooms / Bathrooms**

3 / 2.5

#### **Acreage**

48

#### **Price**

\$1,599,000

#### **Property Website**

<https://www.mossyoakproperties.com/property/48-acres-mountain-living-at-its-finest-madison-north-carolina/27232/>



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### **PROPERTY DESCRIPTION**

HUGE PRICE REDUCTION! 48+/- Acres of Luxury Mountain Living! Everyone dreams of owning a private homestead in the Carolina mountains. Don't miss this opportunity to make your dream a reality. Imagine a truly beautiful mountain home on over 48 acres of unrestricted land with long range views, mature hardwoods, gardens, creeks, barn and private pond. This luxury mountain home features an original log cabin built over 30 years ago, but thoughtfully renovated in 2005 at a cost of over \$500k and taking over 1 year to complete. No expense was spared and no corners were cut; oak floors, 1/4 sawn oak custom cabinets, whole house audio system, generator, monitored security system, water filtration system, new water heater, jetted tub, high end appliances and more. The upgrades continue throughout the house and also to the rest of this unbelievable property. A newer two car garage with a finished studio upstairs is perfect for crafts, home theater or guest accommodations. Raised beds for organic gardening, a creek with private pond and water feature are also part of this unique estate. Also a converted horse barn offers plenty of storage for farm equipment and provides a wonderful focal point from the spacious deck running the length of the home. There are also multiple sites perfectly suited for additional structures if desired. White tail deer, turkey, black bear and other wildlife roam the expansive property...and all of this within 10 minutes to Wolf Laurel Ski Resort and only a short drive from Asheville. Don't miss this property, it is a must see.





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## Locator Maps





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## Aerial Maps



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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

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**Address**

560 W Main Street

**City / State / Zip**

Sylva, NC 28779

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**NOTES**

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**MORE INFO ONLINE:**

**MossyOakProperties.com**

## NOTES

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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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**Mossy Oak Properties Carolina Timber and Realty**

**560 W Main Street**

**Sylva, NC 28779**

**(828) 477-4248**

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**MORE INFO ONLINE:**

**MossyOakProperties.com**