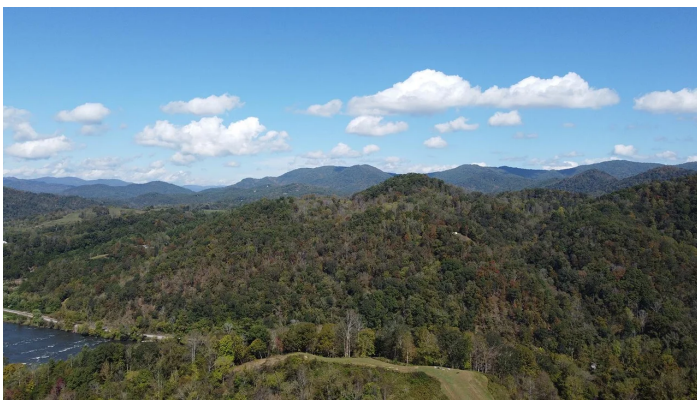


**99+/- Acres - Riverfront Property**  
**980 Anderson Branch Road**  
**Marshall, NC 28753**

**\$649,000**  
**99.740 +/- acres**  
**Madison County**



## 99+/- Acres - Riverfront Property Marshall, NC / Madison County

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### **SUMMARY**

**Address**

980 Anderson Branch Road

**City, State Zip**

Marshall, NC 28753

**County**

Madison County

**Type**

Recreational Land, Undeveloped Land, Riverfront,  
Residential Property, Single Family

**Latitude / Longitude**

35.8273286 / -82.746323

**Taxes (Annually)**

1520

**Acreage**

99.740

**Price**

\$649,000

**Property Website**

<https://www.mossyoakproperties.com/property/9-9-acres-riverfront-property-madison-north-carolina/23789/>





## **99+/- Acres - Riverfront Property Marshall, NC / Madison County**

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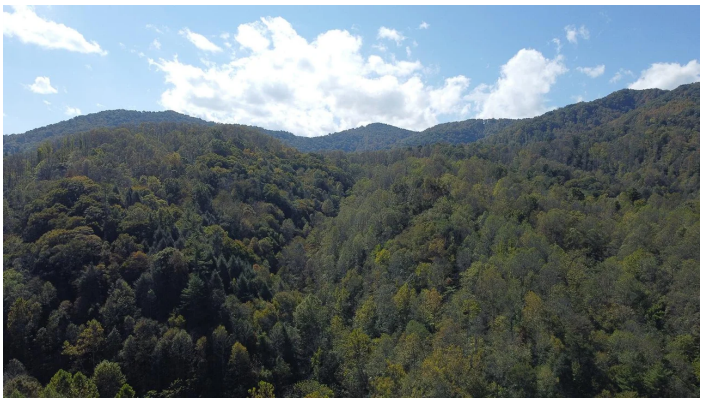
### **PROPERTY DESCRIPTION**

99.74+/- Acres in Madison County with RIVERFRONT! For the first time on the market in years is this unbelievable, unspoiled piece of property with river frontage on the mighty French Broad River. With long range views, creek frontage, river frontage, an old homestead, roads, hardwoods, flat buildable areas, etc., this property checks a lot of boxes. Whether you're looking to develop, invest or build for your own personal use, this one is priced to sell and worth a look. Call us today to schedule a appointment or to find out more information. Don't let this one get away, it's a beauty.



99+/- Acres - Riverfront Property  
Marshall, NC / Madison County

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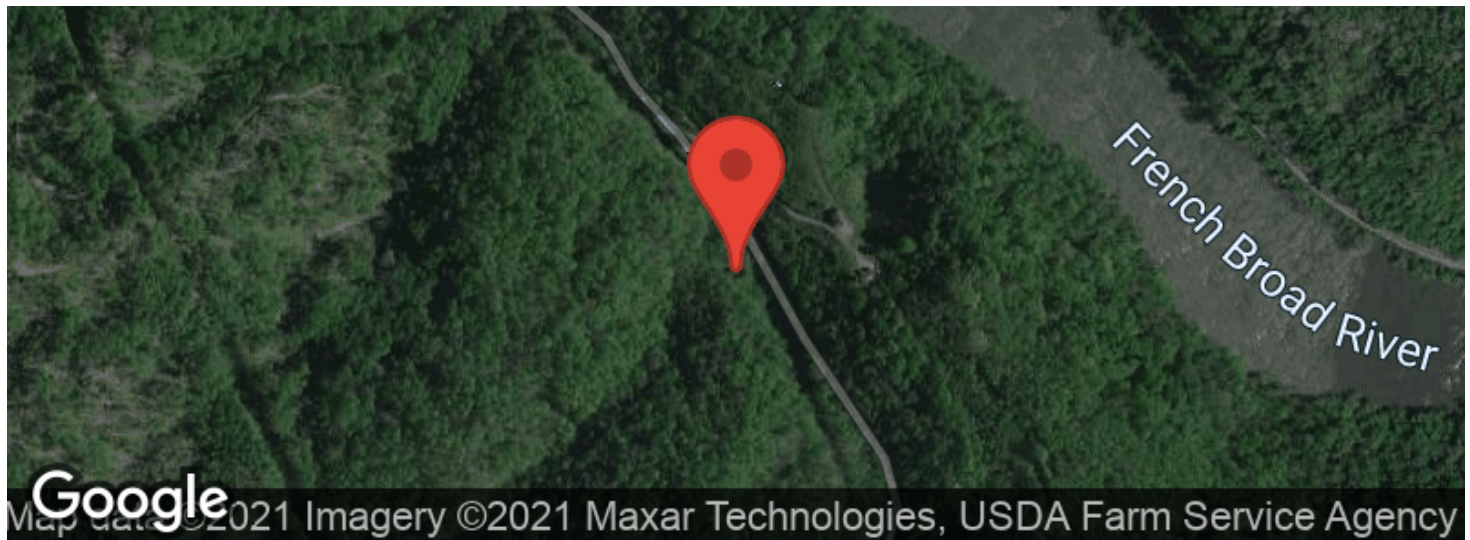




# Locator Maps



## Aerial Maps





99+/- Acres - Riverfront Property  
Marshall, NC / Madison County

LISTING REPRESENTATIVE

For more information contact:



Representative

Thomas Peacock

Mobile

(813) 476-3613

Email

tpeacock@mossyoakproperties.com

Address

560 W Main Street

City / State / Zip

Sylva, NC 28779

NOTES

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## 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.



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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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