

**95.2 +/- Prime Acres in Madison County!**  
**Invest, invest, invest!**  
**00 NC 212 HWY**  
**Marshall, NC 28753**

**\$429,000**  
**95.200 +/- acres**  
**Madison County**



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**Marshall, NC / Madison County**

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**SUMMARY**

**Address**

00 NC 212 HWY

**City, State Zip**

Marshall, NC 28753

**County**

Madison County

**Type**

Recreational Land, Residential Property,  
Timberland

**Latitude / Longitude**

35.9509 / -82.7243

**Acreage**

95.200

**Price**

\$429,000

**Property Website**

<https://mossyoakproperties.com/property/95-2-prime-acres-in-madison-county-invest-invest-invest-madison-north-carolina/15640/>



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### **PROPERTY DESCRIPTION**

95.2 +/- Prime Acres in Madison County! Invest, invest, invest! If you've been searching for a large acreage tract of land in the mountains of North Carolina with mature timber, a good road system in place, unbelievable long range views, great location AND several hundred feet of river frontage...well, this parcel might just be for you. Just minutes from downtown Marshall and Hot Springs, and less than an hour to Asheville, NC or Johnson City, TN, this property is ideal for building your mountain dream home, family compound, subdividing or using for hunting, fishing, camping or any manner of outdoor recreation. Black bear, whitetail deer, turkey and small game abound or fly fish for trout to your heart's content on over 1000 ft of creek front on Shelton Laurel Creek. This unique and gorgeous property features 5+/- acres of cleared, flat, buildable land just waiting for you as well as an abundance of hardwoods that haven't been harvested in over 50+ years. Don't miss out on this opportunity, it is a fantastic buy. \*\*\*ALSO OF NOTE, THIS PROPERTY ADJOINS A SEPARATE 3+/- ACRE PARCEL WITH A 3BR/2BA HOME AND WORKSHOP WHICH IS ALSO FOR SALE! CALL AGENT FOR MORE DETAILS!\*\* mixed use residential, recreational, timberland 95 acre property upland game dove rabbit squirrel freshwater fishing ATV trails equestrian trails hiking trails biking trails bird watching road frontage



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## Locator Maps



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## Aerial Maps



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**LISTING REPRESENTATIVE**

For more information contact:



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**Address**

560 W Main Street

**City / State / Zip**

Sylva, NC, 28779

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**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**

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