

169.8+/-Ac Creekfront with Lake Access!  
5555 Groves Road  
Union Mills, NC 28167

**\$1,800,000**  
169.800± Acres  
Rutherford County

**Call Thomas Peacock 813-476-3613** Carolina Timber & Realty





**169.8+/-Ac Creekfront with Lake Access!**  
**Union Mills, NC / Rutherford County**

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**SUMMARY**

**Address**

5555 Groves Road

**City, State Zip**

Union Mills, NC 28167

**County**

Rutherford County

**Type**

Farms, Recreational Land, Hunting Land

**Latitude / Longitude**

35.451014 / -81.95521

**Dwelling Square Feet**

0

**Acreage**

169.800

**Price**

\$1,800,000

**Property Website**

<https://www.mossyoakproperties.com/property/169-8-ac-creekfront-with-lake-access-rutherford-north-carolina/81995/>



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### **Union Mills, NC / Rutherford County**

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#### **PROPERTY DESCRIPTION**

169.8+/-Ac Creekfront with Lake Access! Discover the ultimate in rural living & investment potential with this exceptional large acreage property. With frontage on both a bold creek & secluded 22ac lake, this property offers endless possibilities. Gently sloped terrain and 60+/- acres of cleared, flat land make it perfect for farming, developing, equestrian use or private estate. Whether you're envisioning a working farm, a family compound or an exclusive subdivision, the beauty & versatility of this land is unmatched. Located less than 1/2hr from Tryon International Equestrian Center; less than 1 hr from Asheville; 1 hour from Greenville International Airport and 90 min from Charlotte, this amazing property is as convenient as it is breathtaking. A must-see for outdoor enthusiasts, investors, developers, or anyone wanting a legacy property. This is the one. Call Thomas Peacock at [813-476-3613](tel:813-476-3613) to schedule your exclusive showing today.

There is an ADDITIONAL 33+/-Ac of LAKE FRONTAGE that's also available!

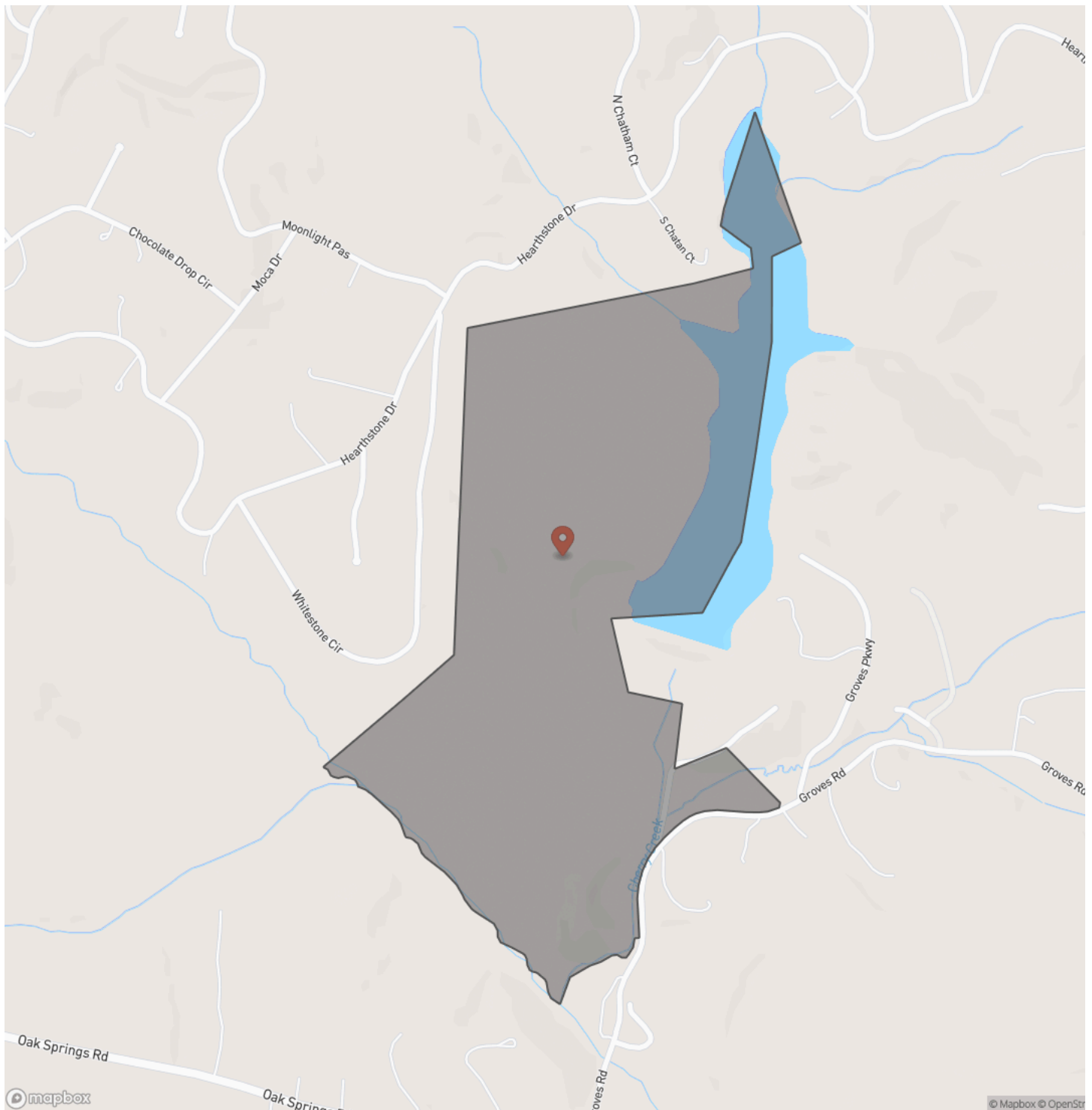


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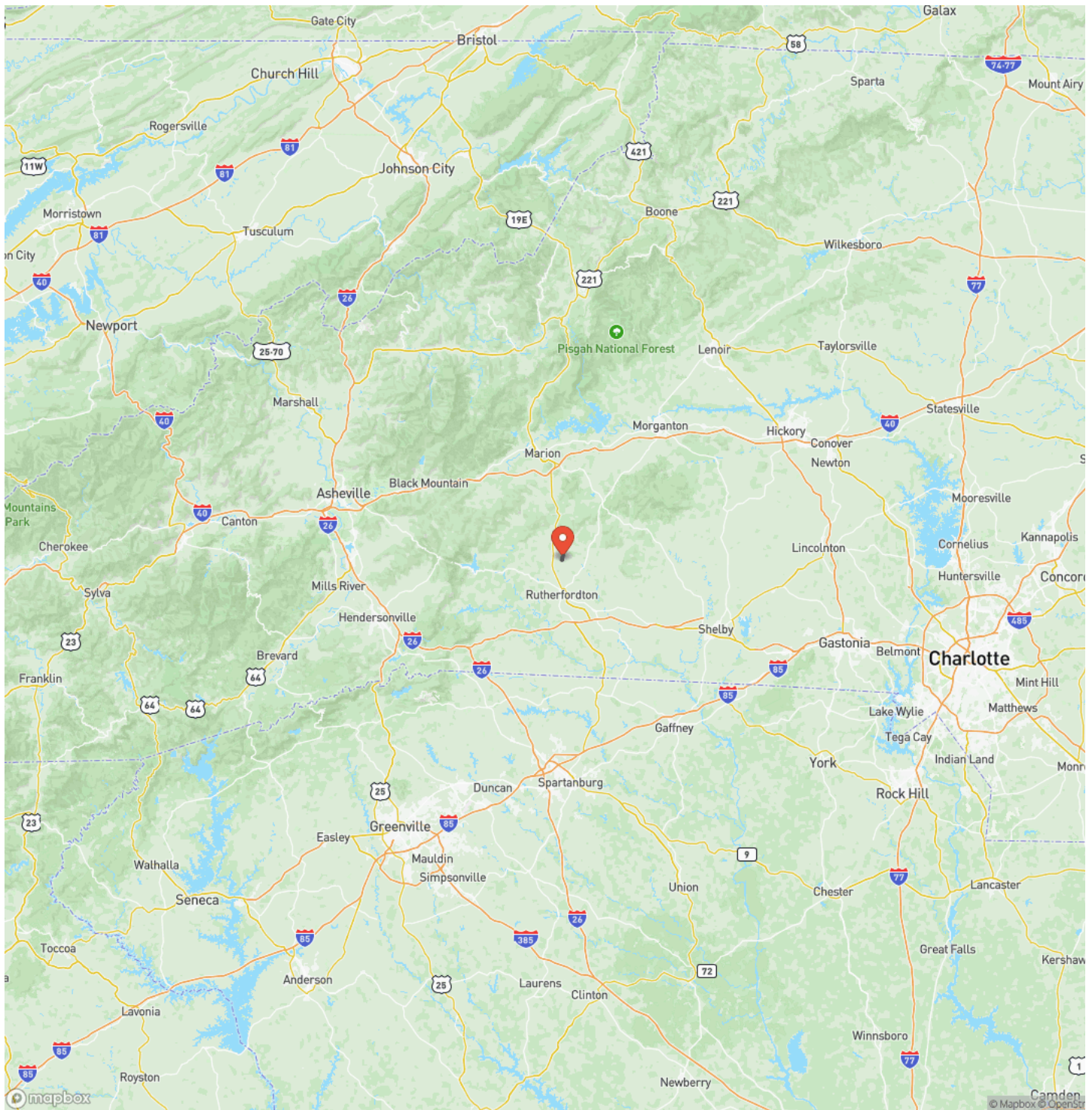
## Locator Map





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## Locator Map





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Union Mills, NC / Rutherford County

## Satellite Map



## 169.8+/-Ac Creekfront with Lake Access! Union Mills, NC / Rutherford County

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Thomas Peacock

## Mobile

(813) 476-3613

## Office

(828) 477-4248

## Email

tpeacock@mossyoakproperties.com

**Address**

## City / State / Zip

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



[illegible]

**MORE INFO ONLINE:**  
**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.



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**Mossy Oak Properties Carolina Timber and Realty**

560 W Main Street  
Sylva, NC 28779  
(828) 477-4248  
[MossyOakProperties.com](http://MossyOakProperties.com)

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