

**33.14+/-Ac Gorgeous Lakefront Land with Views!**  
4444 Groves Road  
Union Mills, NC 28167

**\$449,000**  
33.14± Acres  
Rutherford County

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



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**Union Mills, NC / Rutherford County**

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**SUMMARY**

**Address**

4444 Groves Road

**City, State Zip**

Union Mills, NC 28167

**County**

Rutherford County

**Type**

Recreational Land, Lakefront, Undeveloped Land

**Latitude / Longitude**

35.453168 / -81.949476

**Acreage**

33.14

**Price**

\$449,000



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#### **PROPERTY DESCRIPTION**

33.14+/-Ac Gorgeous Lakefront Land with Views! Have you been dreaming of unrestricted waterfront property of your very own? A place for hunting, fishing, outdoor recreation or building your dream cabin? Look no further, this property has it all. 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 a must-see for anyone that loves the outdoors or anyone wanting to take advantage of the value, stability and long term return that owning raw land brings. Uncertain economic times are the right time to diversify your portfolio and add raw land to your assets. This is the one. Call Thomas Peacock at [813-476-3613](tel:813-476-3613) for more info or to schedule your exclusive showing today. And be sure to ask about an ADDITIONAL 202+/- waterfront acres on this same 22+/-Ac lake. Imagine the possibilities...

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## Locator Map



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## Satellite Map

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## **DISCLAIMERS**

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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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