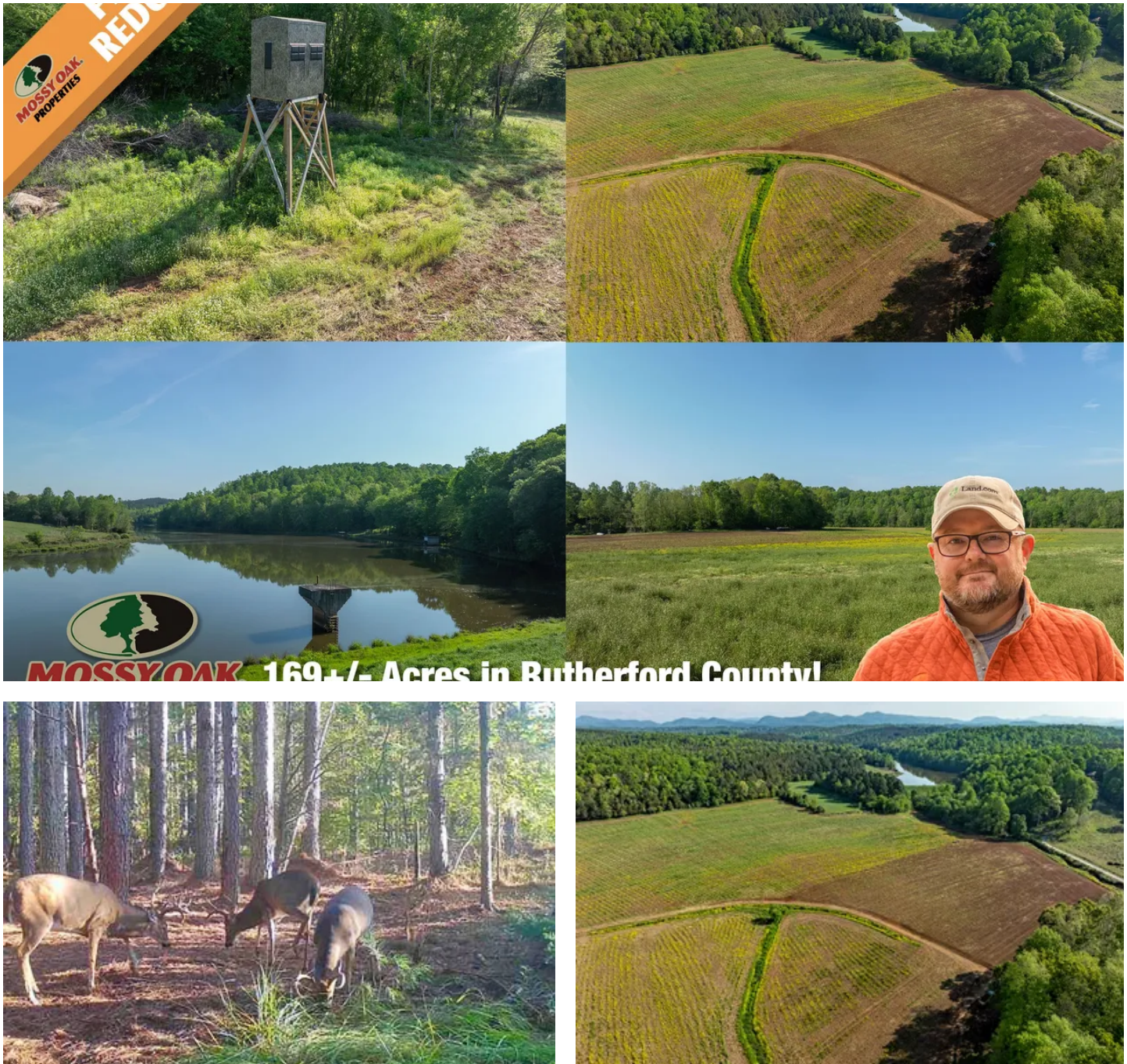


169.8+/-Ac Creekfront with Lake Access!
5555 Groves Road
Union Mills, NC 28167

\$1,499,000
169.8± Acres
Rutherford County



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

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

Acreage

169.8

Price

\$1,499,000

Property Website

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



169.8+/-Ac Creekfront with Lake Access!

Union Mills, NC / Rutherford County

PROPERTY DESCRIPTION

HUGE Price Improvement! 169.8+/-Ac Creekfront with PRIVATE Lake Access! Are you ready for the ultimate in rural living & long term investment potential? This exceptional, large acreage property features frontage on both a bold creek on one side & a secluded 22ac lake on the other. Gently sloped terrain and 60+/- acres of cleared, flat land make this property PERFECT for farming, developing, equestrian use or private estate. Whether you're envisioning a working farm, family compound or an exclusive subdivision, the beauty & versatility of this land is unmatched at any price point. Fish for Bill Dance worthy bass in your private lake, fly fish for trout in your stream, hunt TROPHY white tail deer, black bear, turkey and more... this is your very own sportsman's paradise. Located only 5 minutes from Rutherford Regional Airport and less than 1/2hr from Tryon International Equestrian Center; less than 1 hr from Asheville; 1 hour from Greenville International Airport and just 90 min from Charlotte, this unbelievable property is as convenient as it is breathtaking. A must-see for outdoor enthusiasts, investors, developers, or anyone wanting a legacy property. Call to schedule your exclusive showing today.

*See MLS#4384092 for an ADDITIONAL 33ac of LAKE FRONTAGE that's also available!

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

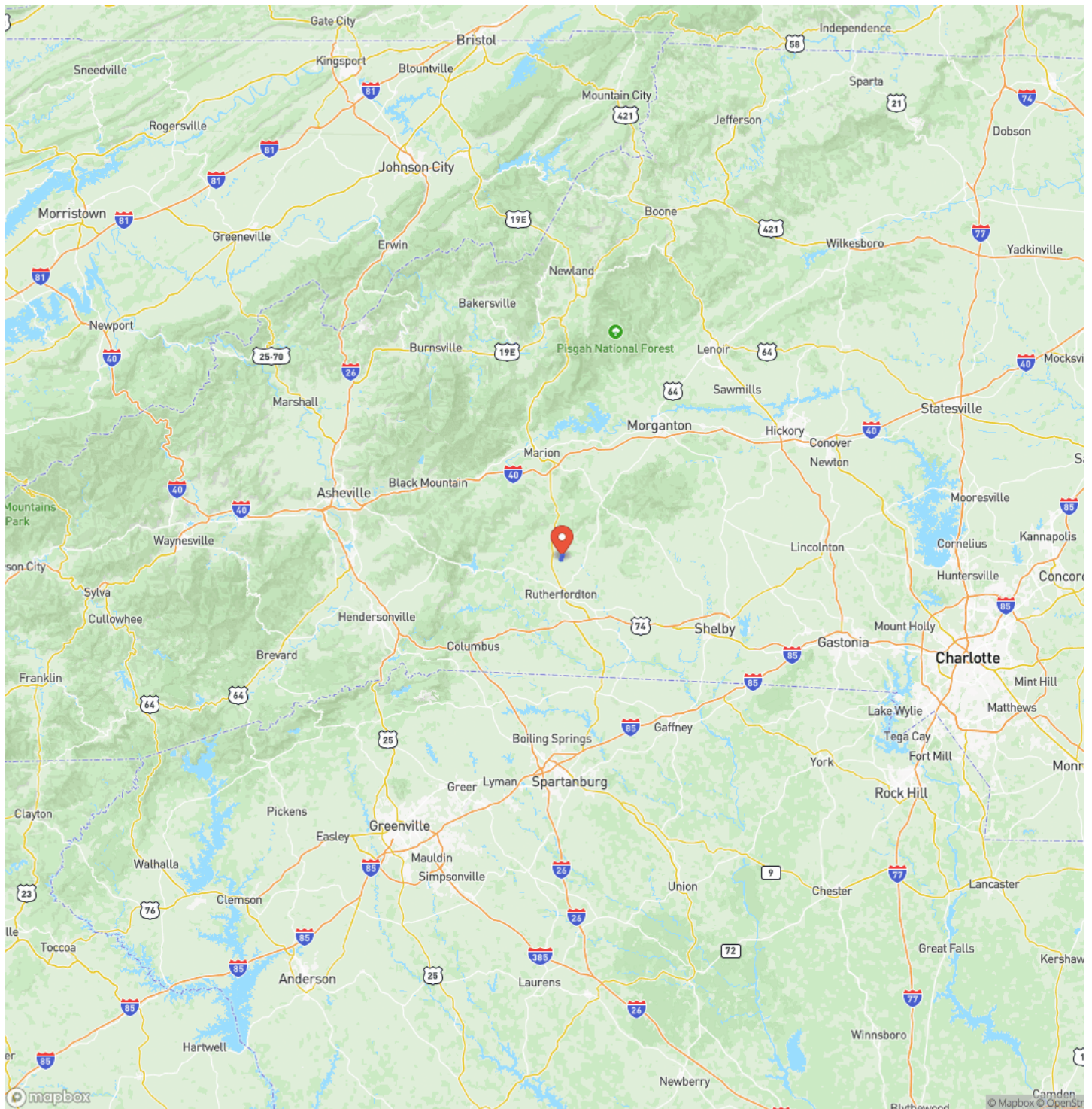


Locator Map



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

Locator Map



169.8+/-Ac Creekfront with Lake Access!
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

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(828) 735-1923

Office

(828) 477-4248

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tpeacock@mossyoakproperties.com

Address

City / State / Zip

Asheville, NC 28715

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue 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.

Mossy Oak Properties Carolina Timber and Realty

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