

**11.26+/- Acre Luxury Off-Grid Capable Homestead!**  
2778 Mule Stomp Road  
Hot Springs, NC 28721

**\$599,900**  
11.26± Acres  
Madison County



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Hot Springs, NC / Madison County**

**SUMMARY**

**Address**

2778 Mule Stomp Road

**City, State Zip**

Hot Springs, NC 28721

**County**

Madison County

**Type**

Farms, Single Family, Residential Property

**Latitude / Longitude**

35.751875 / -82.905291

**Dwelling Square Feet**

2,576

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

11.26

**Price**

\$599,900



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### **PROPERTY DESCRIPTION**

11.26 +/- Acre Homestead Paradise! Located at the end of a private, right-of-way & bordering conservation land, this once-in-a-lifetime homesteader property offers you a rare blend of privacy, beauty, & thoughtful design right in the heart of the Smoky Mountains. Just minutes from the balds of **Max Patch** & the **Appalachian Trail**, this property beckons you to explore a way of life that feels both timeless & refined. A place where nature, comfort & wellness coexist.

Currently home to East Friesian dairy sheep, chickens, guineas and geese, this land has been meticulously planned for sustainable, small-scale agriculture. From the box-wire fenced pastures reinforced with solar electric fencing to protect the animals to multiple purpose-built outbuildings including a sheep barn with milking stanchions, brooder, chicken pen, guinea pen and three sheds, this mountain oasis supports daily farm operations with ease.

Homes and land in this historic area are much sought after and owning a property such as this with the ability to become self sufficient and thrive is a dream come true. Private hiking trails wind through the property along 2 streams, 3 natural springs & a noisy waterfall. Above it all, a beautifully landscaped garden bursts with flowers, vegetables & herbs. Mature pear trees, grapevines, asparagus beds, & blueberry bushes round out the yearly bounty. From the hilltop, enjoy the campfire under a sky filled with stars & listen to the crickets chirp.

The home itself is a a testament to luxury off-grid living that is well appointed, convenient and comfortable. Designed as a multi-family residence or mother-in-law suite, the house features 2 fully functioning apartments w/ separate entrances. The upper level boasts 2 bedrooms, 2 bathrooms, & an additional office or den, an open great room with kitchen, dining, & living spaces. Hardwood, tile, & laminate flooring run throughout, while large windows frame the private mountain views. Recent updates include new stainless-steel appliances, updated kitchen plumbing, modern lighting fixtures, and a new roof. A gravity fed spring & propane hot water heater ensure constant modern convenience while a wood stove adds cozy ambiance for chilly winter evenings.

The lower apartment features a comfortable 1 bedroom, 1 bathroom living space with a tiled great room with kitchen, dining, and living areas. An additional family room, currently used as a private gym, adds flexibility, while a large laundry room offers abundant storage. Mini-split systems ensure year-round comfort, complemented by an additional wood stove for warmth & charm during the colder months.

Outside, a large deck offers sweeping views & front-row seats to the abundant wildlife that wanders below. A private firing range adds a recreational element rarely found on mountain properties, while open viewing areas invite stargazing & quiet reflection.

Despite its private setting, this property is conveniently located, only 1 hr to Asheville & 45 minutes to Waynesville and the Great Smoky Mountains National Park.

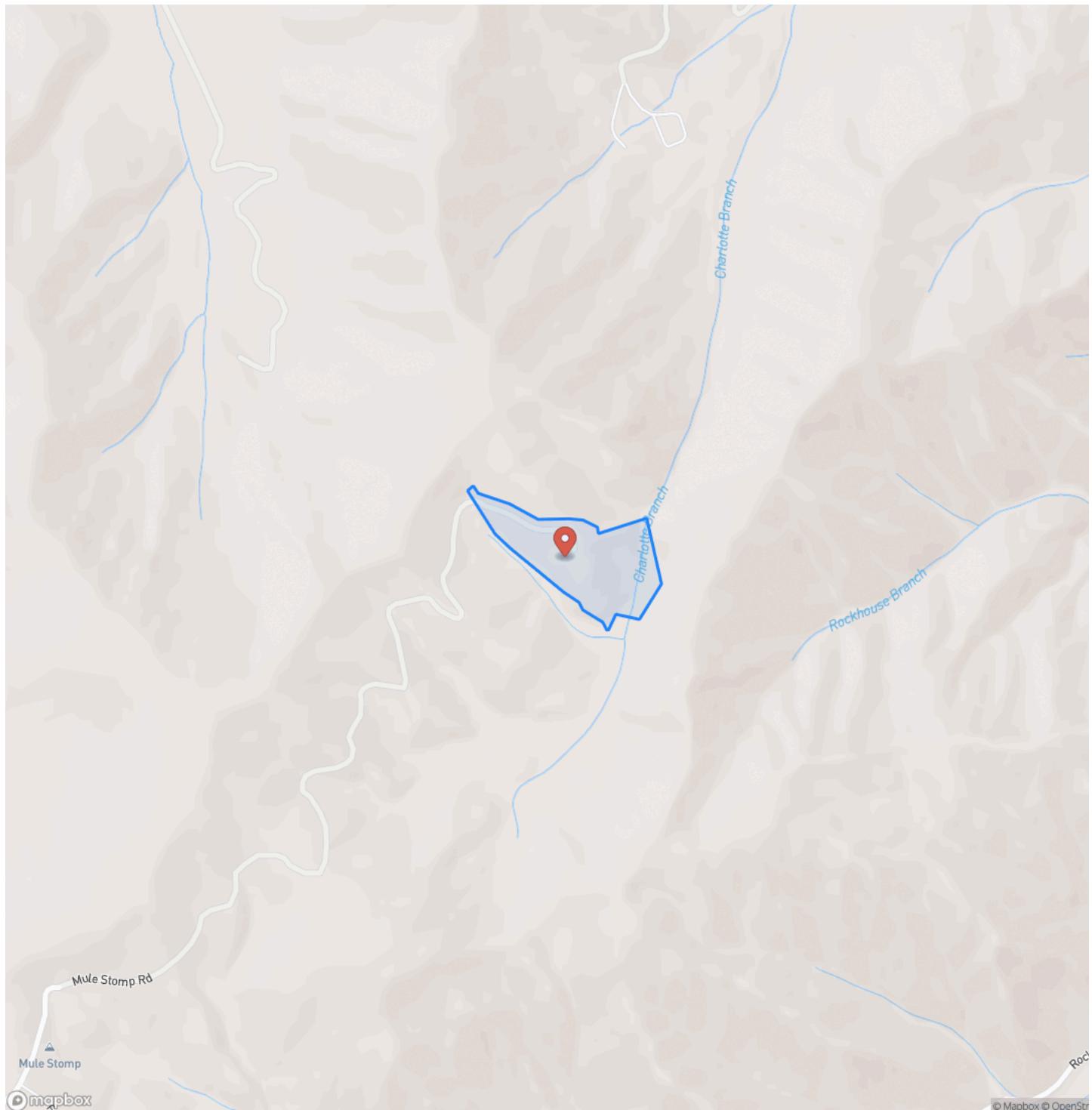
This your once-in-a-lifetime opportunity to own your very own Appalachian sanctuary. **SELLER IS HIGHLY MOTIVATED!** Call Thomas Peacock at [828-735-1923](tel:828-735-1923) or Laura Handley at [828-208-3532](tel:828-208-3532) to schedule a private showing.

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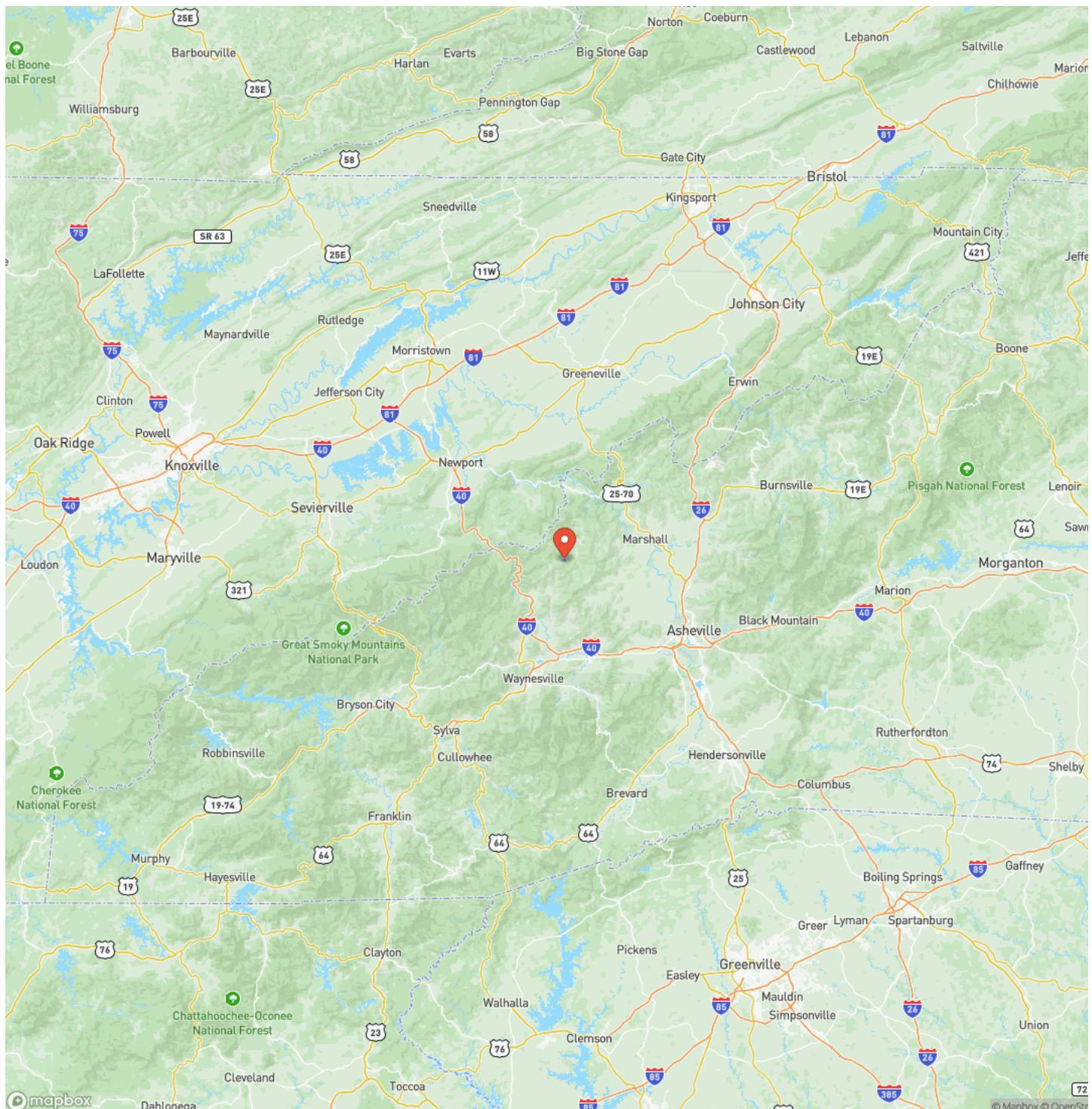
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## Locator Map



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## Locator Map



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## Satellite Map



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**LISTING REPRESENTATIVE**  
For more information contact:



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Thomas Peacock

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**Office**  
(828) 477-4248

**Email**  
tpeacock@mossyoakproperties.com

**Address**

**City / State / Zip**  
Asheville, NC 28715

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**NOTES**

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## NOTES

## **DISCLAIMERS**

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**Mossy Oak Properties Carolina Timber and Realty**

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