

Amazing 143+/- Acres Estate in the NC Mountains
973 Sitting Rock Trail
Cullowhee, NC 28723

\$5,500,000
143± Acres
Jackson County

Call Frank! 828-342-9972

Carolina Timber & Realty



Amazing 143+/- Acres Estate in the NC Mountains Cullowhee, NC / Jackson County

SUMMARY

Address

973 Sitting Rock Trail

City, State Zip

Cullowhee, NC 28723

County

Jackson County

Type

Ranches, Horse Property, Recreational Land, Residential Property, Farms

Latitude / Longitude

35.188072 / -83.221763

Taxes (Annually)

\$9,061

HOA (Annually)

\$4,000

Dwelling Square Feet

3,854

Bedrooms / Bathrooms

5 / 5

Acreage

143

Price

\$5,500,000



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PROPERTY DESCRIPTION

Farm, Family, and Forever Memories – Cross Creeks Farm & Ranch Awaits! Nestled in the exclusive 1,250+ acre Snowbird Mountain community, this 143.9+/- acres property is a private paradise. Offering both beauty and comfort, the Main Home (2,492 sqft-Built 2002) features 3-bdrms, 3-full baths, and 2-half baths, with a large covered porch, stone fireplace, and sweeping deck overlooking lush, fenced pastures and mountain views. A short walk on an inter-connecting deck leads to the Mountain-Style Guest Cabin (1,362 sqft- Built 1999) offering 2-bdrms, 2-full baths, and an expansive deck-perfect for guests or multi-generational living. The estate also includes an 1,800+ sq. ft. Gathering Barn, with office, bathroom, side shed and attic storage. A second Large Storage Barn in a separate fenced pasture provides ample space for equipment and livestock. Explore the garden, orchard, trails along Little Pine Creek, and panoramic picnic spots. If you dream of hosting family/friend gatherings, family weddings, or envision farm or equestrian pursuits, this versatile space, as well as a Pole Barn for equipment storage, and a nearby Shed/Workshop are ready for your imagination. Explore the garden, orchard, and scenic trails along Little Pine Creek, which flows into Lake Glenville. Three gated entrances ensure privacy, while convenient access to Macon County Municipal Airport (25 miles), Asheville Regional Airport (61 miles), and Atlanta Airport (158 miles) makes it easily reachable. Nearby towns of Highlands and Cashiers offer dining, golf courses, boutique shopping, arts, waterfalls, hiking, and boating on beautiful Lake Glenville with a Public Boat Dock just 4-5 miles away. Whether for relaxation, entertaining, or farming, Cross Creeks offers the ideal setting for a life well-lived. Call Frank Pimental at [828-342-9972](tel:828-342-9972) to schedule a showing.

Of the total 143.9+/- acres being conveyed, 23.42+/- acres are not subject to a Conservation Easement, and one additional 5 acres site is available for development, as specified in the Land Trust Agreement. A one-time partial division of the land with a minimum 20 acres tract is possible. HOA Fees include community road maintenance. NEW OWNER TRANSFER FEE (Buyer Paid): \$7,500.00 - Ask LA for Full Fees Schedule. Optional community security service available.

A property manager who has maintained and coordinated all outside services for approx. 20 years is open to discussion as to his continuing to manage the property.

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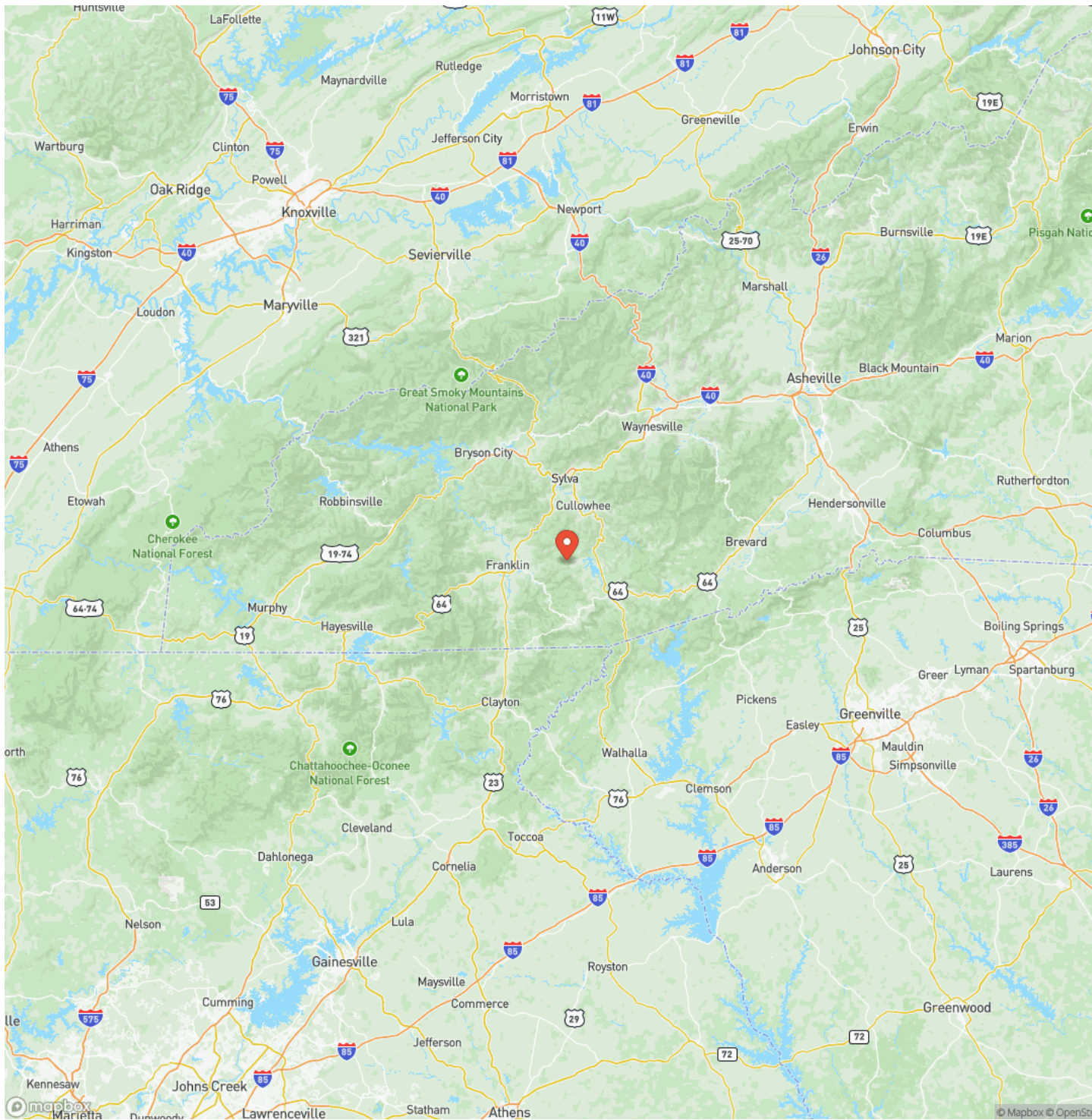


Locator Map



Cullowhee, NC / Jackson County

Locator Map



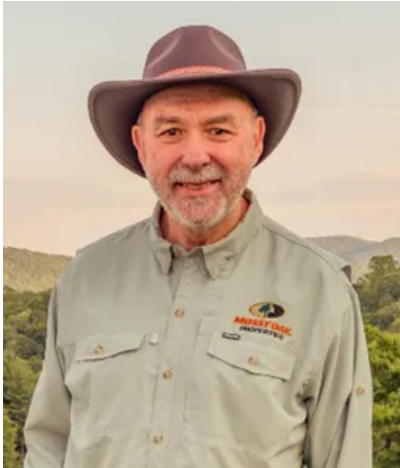
Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Frank Pimental

Mobile

(828) 342-9972

Email

FrankTheLandGuy@gmail.com

Address

City / State / Zip

null, NC 28741

NOTES

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This image shows a blank sheet of white paper with horizontal 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.



MossyOakProperties.com

DISCLAIMERS

Information provided deemed reliable, but not guaranteed. Buyer and Broker to conduct the necessary due diligence to confirm.



Mossy Oak Properties Carolina Timber and Realty

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