

**760 +/- Acres with 3 Waterfalls & Much  
More!**  
1831 Laurel Trail Road  
Franklin, NC 28734

**\$5,595,000**  
760± Acres  
Macon County





## 760 +/- Acres with 3 Waterfalls & Much More! Franklin, NC / Macon County

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### **SUMMARY**

**Address**

1831 Laurel Trail Road

**City, State Zip**

Franklin, NC 28734

**County**

Macon County

**Type**

Recreational Land, Undeveloped Land,  
Timberland, Single Family

**Latitude / Longitude**

35.207185 / -83.296376

**Taxes (Annually)**

342632

**Acreage**

760

**Price**

\$5,595,000

**Property Website**

<https://www.mossyoakproperties.com/property/760-acres-with-3-waterfalls-much-more-macon-north-carolina/27066/>



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### **Franklin, NC / Macon County**

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### **PROPERTY DESCRIPTION**

[https://view.flipdocs.com/?ID=10028059\\_456496](https://view.flipdocs.com/?ID=10028059_456496)

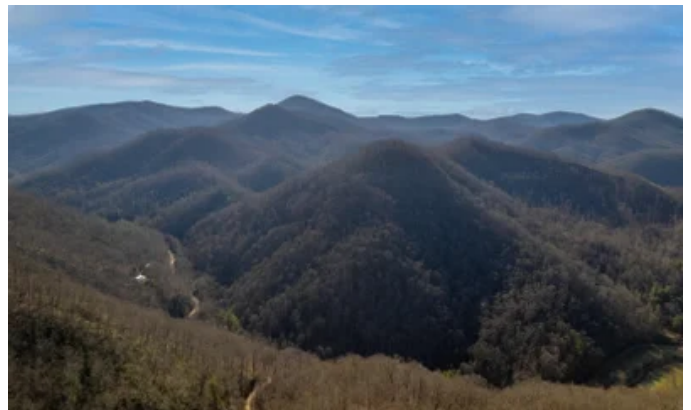
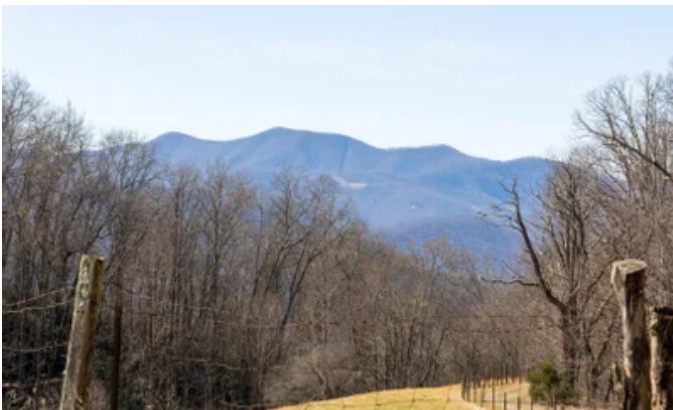
This LEGACY 760+/- acre Land Offering is nestled in the foothills of the Smoky Mountains just 10.5 miles from the quaint town of Franklin, NC. It is UNRESTRICTED Land with 3 Waterfalls, of which the highest is 240+/- ft in vertical drop. The 2 remaining Waterfalls are 180+/- ft and 90+/- ft. There are numerous bold creeks, cascading waterfalls, streams & springs throughout, as well as a pond that could be stocked for fishing. Choose from many mountain views with a peak elevation up to 3,400 and an average elevation of 2900 to 3000 ft offering cool comfortable temperatures. Whether you're looking for a waterfall view, mountain view, creek side view, pasture view or prefer a partially wooded area with mature hardwood trees, it's all here. As if that wasn't enough, the property offers 5 ingress/egress points for convenience, a wide road system that has been carved through the property at substantial cost, and a bridge constructed of concrete, steel I-beams with a wood surface. This land has it all! Easily accessed from Atlanta & points south or Asheville.





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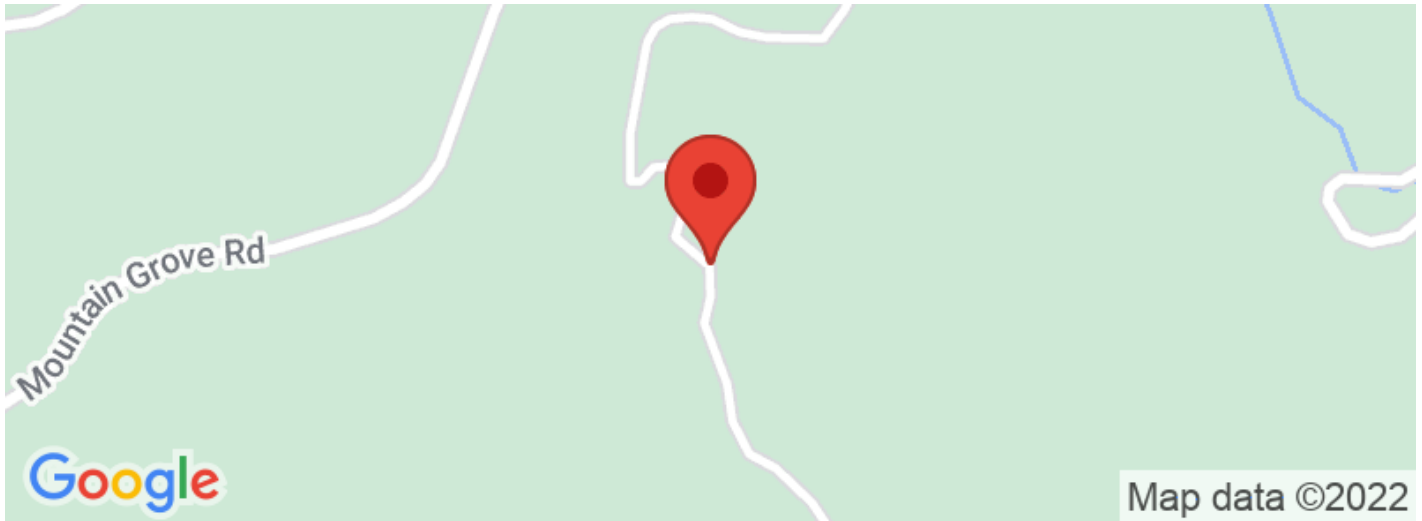
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## Locator Maps





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## Aerial Maps



**760 +/- Acres with 3 Waterfalls & Much More!**  
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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Frank Pimental

**Mobile**

(828) 342-9972

**Email**

FrankTheLandGuy@gmail.com

**Address**

560 W Main Street

**City / State / Zip**

Sylva, NC 28779

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**NOTES**

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**MORE INFO ONLINE:**

**MossyOakProperties.com**

## NOTES

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.



## **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**

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**MORE INFO ONLINE:**

**MossyOakProperties.com**