

**Over 300 Acres Ready for You!!! Call Frank  
"The Land Guy" Pimental at 828-342-9972  
46 Waterfall Heights  
Sylva, NC 28779**

**\$1,395,000**  
**309.480 +/- acres**  
**Jackson County**



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## **SUMMARY**

### **Address**

46 Waterfall Heights

### **City, State Zip**

Sylva, NC 28779

### **County**

Jackson County

### **Type**

Recreational Land, Residential Property, Lot

### **Latitude / Longitude**

35.2695 / -83.2768

### **Bedrooms / Bathrooms**

2 / 1

### **Acreage**

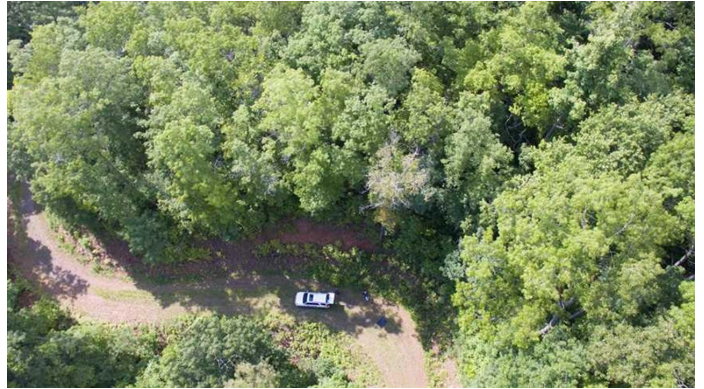
309.480

### **Price**

\$1,395,000

### **Property Website**

<https://mossyoakproperties.com/property/over-300-acres-ready-for-you-call-frank-the-land-guy-pimental-at-828-342-9972-jackson-north-carolina/15564/>



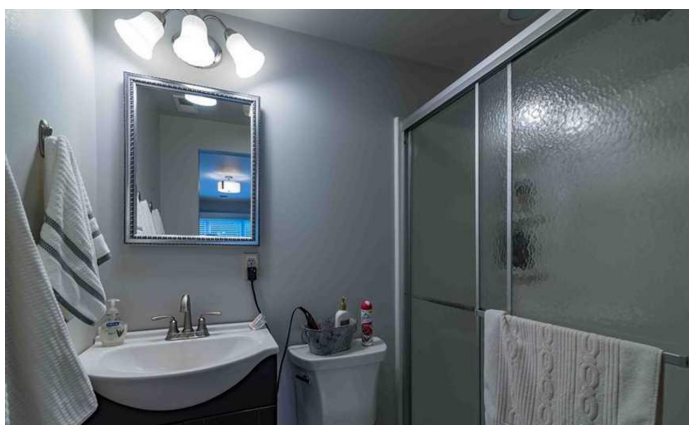
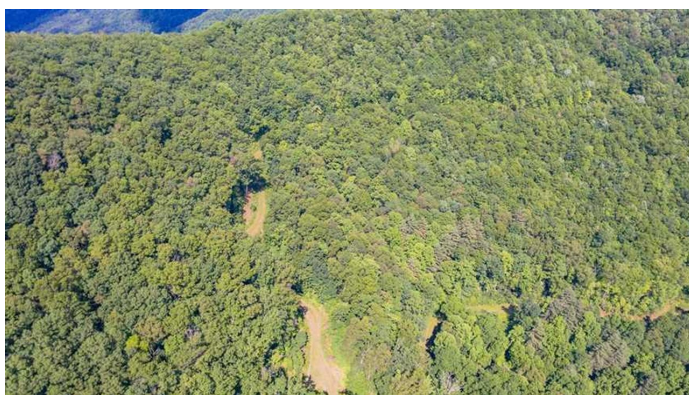
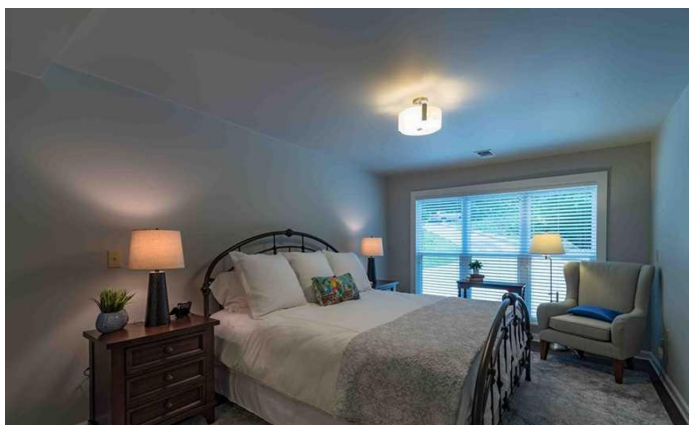
## **PROPERTY DESCRIPTION**

An outstanding property now offered for the first time since assembling these land tracts during the 1930's. This beautiful 310 acre tract of improved property is ideally suited for a private Grand Estate or a Great Escape destination if developed as a low-density community or fully developed based on an 84 lot plat plan (unrecorded). Approx 3.5 miles of wide gravel roads and drainage systems have already been carved into this mountain property and have withstood the test of time, at a cost of close to \$1MM. The diverse features of this mountain property make it possible to choose potential home sites offering great mountain views, private mature wooded areas, creek side and/or waterfall views. Four natural springs starting on the property have created the bold, crystal-clear creeks and magnificent waterfalls that flow through (not border) this property. Being located at less than 1.5 miles off a major highway and easily accessed on a paved road to the entrance gate makes travel to this location from all points between Atlanta to Asheville fast and convenient. Included in this land sale, and outside the main entrance gates are a 2-Bdrm/1-F-Bth Ranch Style Home in updated condition. Call Frank "The Land Guy" Pimental at 828-342-9972 mixed use residential, recreational, development 309 acre property Jackson County bear hog turkey whitetail deer small game freshwater fishing road frontage multi-unit multi-family



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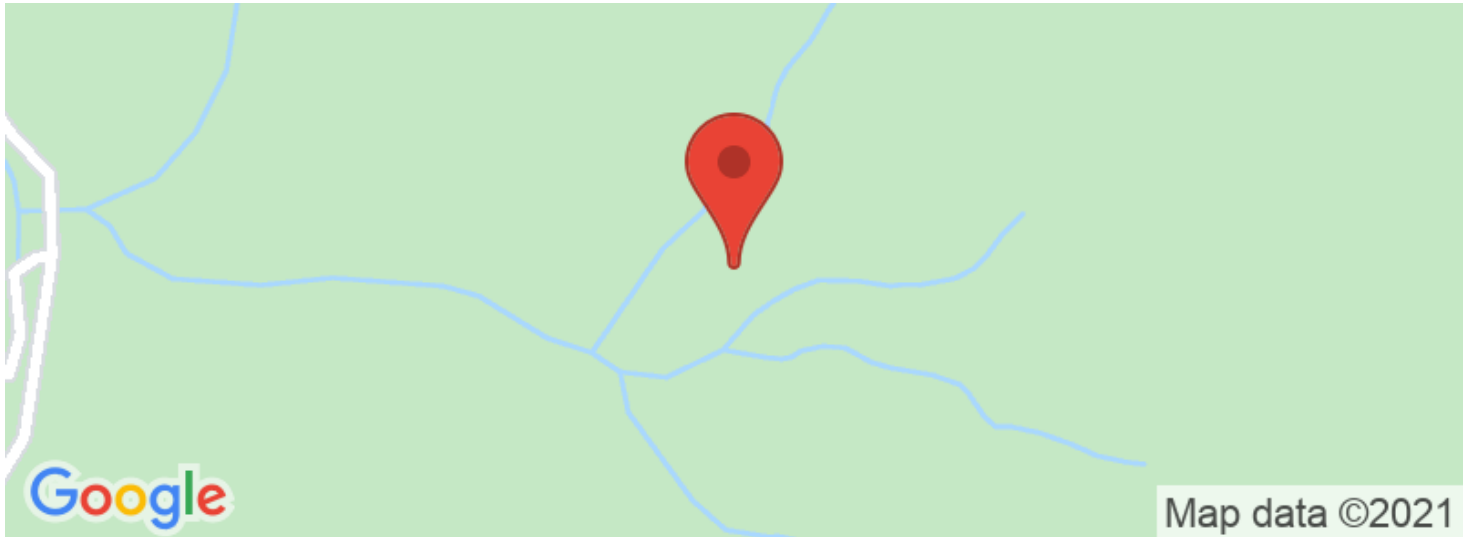
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## Locator Maps





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## Aerial Maps



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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**  
Frank Pimental

**Mobile**  
(828) 342-9972

**Email**  
frankthelandguy@mossyoakproperties.com

**Address**  
560 W Main Street

**City / State / Zip**  
Sylva, NC, 28779

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**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.





## **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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