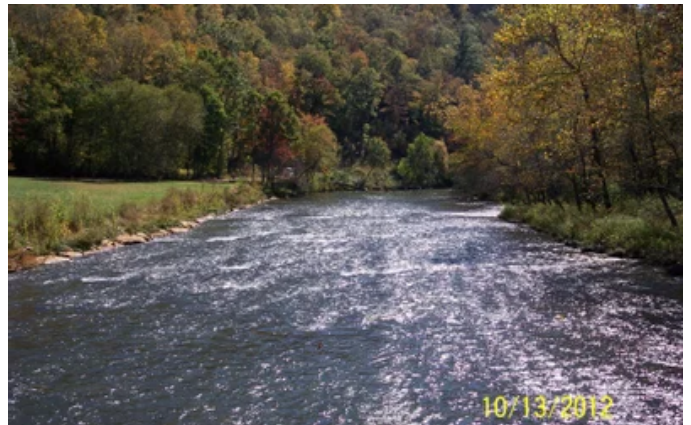


**Hiwassee River Estate**  
329 Shallowford Lane  
Hayesville, NC 28904

**\$2,790,000**  
38.700± Acres  
Clay County



**Hiwassee River Estate  
Hayesville, NC / Clay County**

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**SUMMARY**

**Address**

329 Shallowford Lane

**City, State Zip**

Hayesville, NC 28904

**County**

Clay County

**Type**

Residential Property, Recreational Land,  
Undeveloped Land

**Latitude / Longitude**

35.0601657 / -83.902682

**Taxes (Annually)**

3010

**Dwelling Square Feet**

1152

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

38.700

**Price**

\$2,790,000

**Property Website**

<https://www.mossyoakproperties.com/property/hiwassee-river-estate-clay-north-carolina/27018/>



## Hiwassee River Estate Hayesville, NC / Clay County

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### **PROPERTY DESCRIPTION**

Hiwassee River Estate With over 1600 feet right on the Hiwassee River and a total of over 38 acres you have

found the paradise of your life! Easy access and end of the road privacy makes this a real enjoyable haven for the whole family. See

the pictures to get a feel of how gentle the meadow is meandering along the nearly 200 foot wide Hiwassee River. Fish, Kayak, Swim,

or just relax from the Gazebo overlooking the river. There are two existing living quarters, a home and a garage apartment, both are

in great shape. If you want to share this with others, the development potential is incredible, maybe even an RV campground. One

incredible feature is you would also own an island in the river! I can't wait to show this to you so call me quick. Dan Adams 828 361

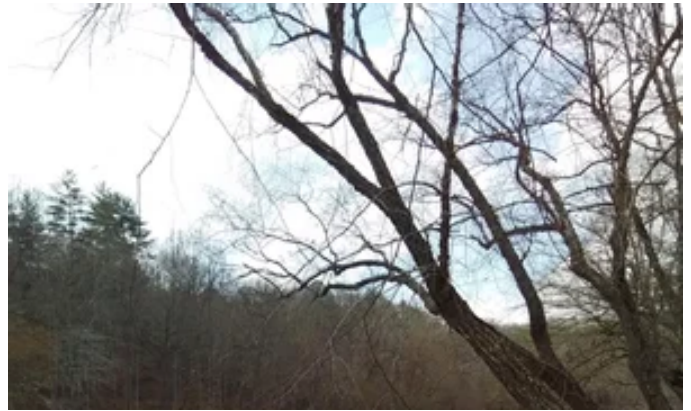
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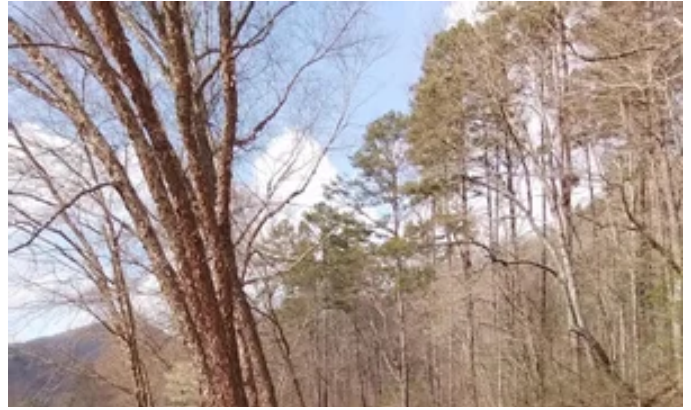




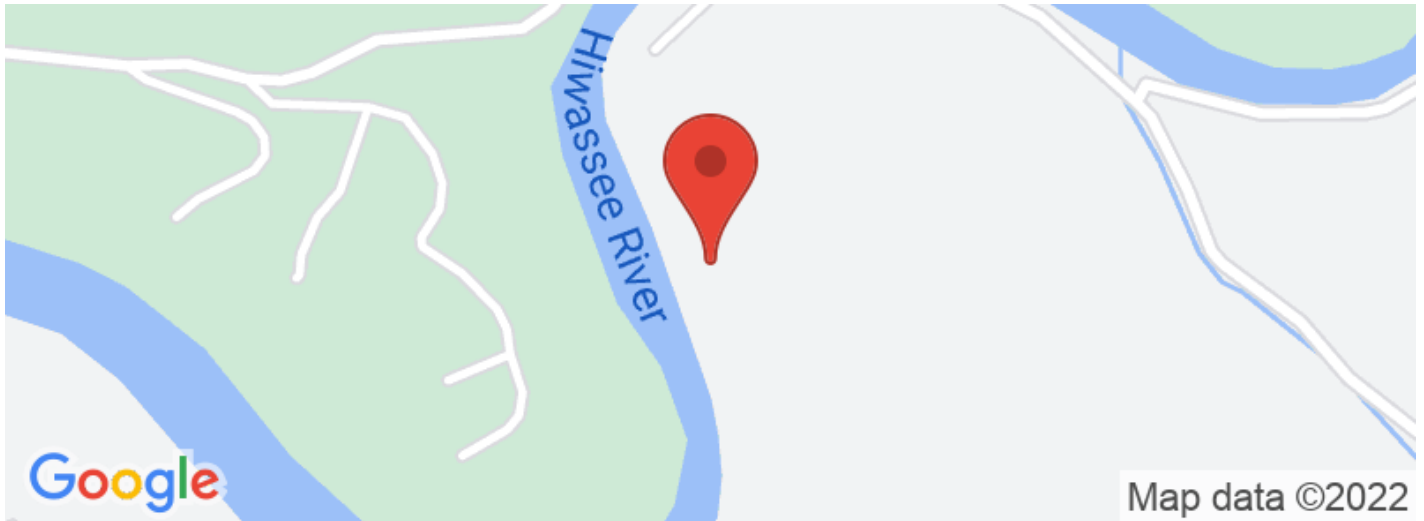
**Hiwassee River Estate  
Hayesville, NC / Clay County**

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## Locator Maps





## Aerial Maps



**Hiwassee River Estate  
Hayesville, NC / Clay County**

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**LISTING REPRESENTATIVE**

**For more information contact:**



**Representative**

Dan Adams

**Mobile**

(828) 361-5422

**Email**

dan@mossyoakproperties.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

[illegible]

## **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**