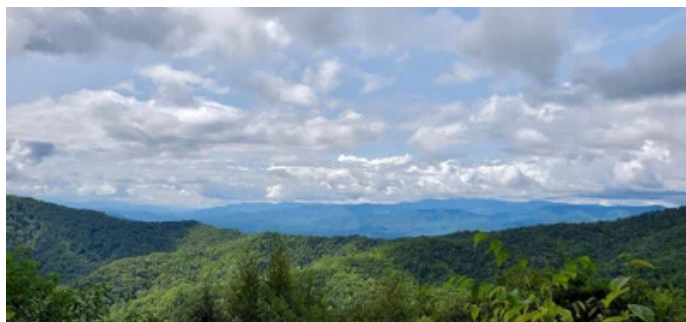
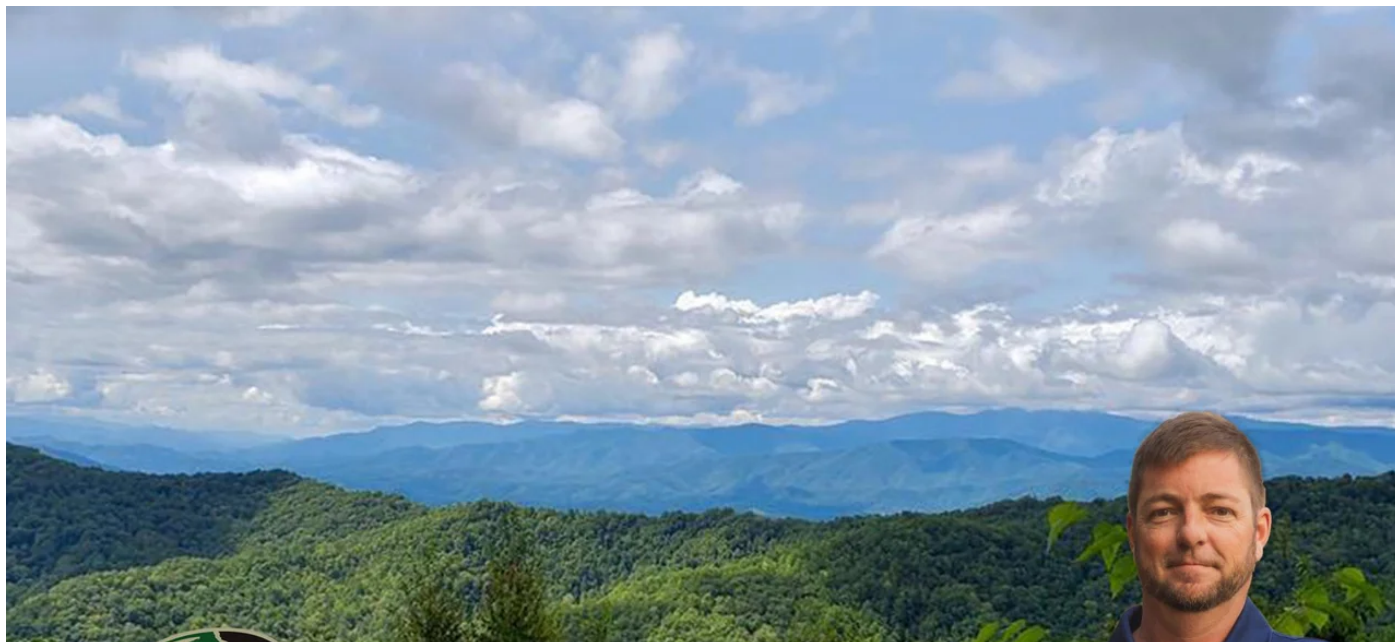


Washington Gap 71.82+/- Acres
Washington Gap Road
Whittier, NC 28789

\$467,000
71.820± Acres
Jackson County



Washington Gap 71.82+/- Acres
Whittier, NC / Jackson County

SUMMARY

Address

Washington Gap Road

City, State Zip

Whittier, NC 28789

County

Jackson County

Type

Residential Property, Horse Property, Hunting Land, Recreational Land

Latitude / Longitude

35.432077 / -83.242159

Taxes (Annually)

2230

Acreage

71.820

Price

\$467,000

Property Website

<https://www.mossyoakproperties.com/property/washington-gap-71-82-acres-jackson-north-carolina/35120/>



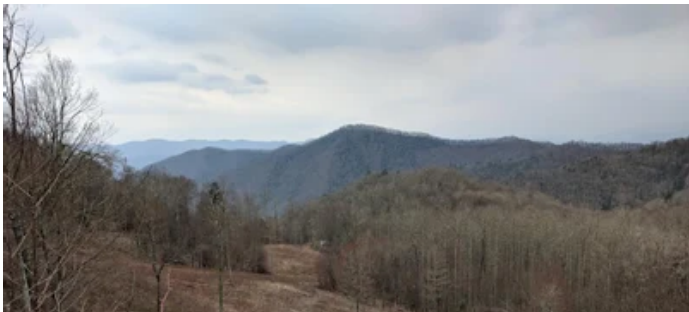
Washington Gap 71.82+/- Acres
Whittier, NC / Jackson County

PROPERTY DESCRIPTION

Contact Rhett Wolfe [828.507.3280](tel:828.507.3280) for information or showings. 71.82+/- acres of UNRESTRICTED improved property at high elevation surrounded by USFS on 3 sides. The property has been cut into 7 lots of 10 plus acres each. There is underground power and phone lines already throughout the property along with roads and home sites. There has been over 2 million dollars spent on this property by previous owners developing the infrastructure. Long range layered mountain views and the property is south facing for great year round sun. There is a large open pasture area perfect for livestock. The property lays nicely and there is a lot of usable land. The property is accessed via a forest service road with an easement agreement in place. PINS [7633-79-5635](#) , [7634-70-2045](#) , [7633-69-7567](#) , [7633-69-3979](#) , [7633-68-7917](#) , [7633-69-1087](#) , [7633-68-0463](#)



Washington Gap 71.82+/- Acres
Whittier, NC / Jackson County



Locator Map



Locator Map



Satellite Map



Washington Gap 71.82+/- Acres
Whittier, NC / Jackson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Rhett Wolfe

Mobile

(828) 507-3280

Email

rwolfe@mossyoakproperties.com

Address

560 W Main Street

City / State / Zip

Sylva, NC 28779

NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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.



Mossy Oak Properties Carolina Timber and Realty
560 W Main Street
Sylva, NC 28779
(828) 477-4248
MossyOakProperties.com

