

3.29+/- acres - Lot 35 Battle Branch, Swain County!
Lot 35 Mountain Vista Road
Bryson City, NC 28713

\$135,000
3.29± Acres
Swain County



3.29+/- acres - Lot 35 Battle Branch, Swain County!
Bryson City, NC / Swain County

SUMMARY

Address

Lot 35 Mountain Vista Road

City, State Zip

Bryson City, NC 28713

County

Swain County

Type

Lot

Latitude / Longitude

35.351409 / -83.4662

Taxes (Annually)

\$47

HOA (Annually)

\$425

Acreage

3.29

Price

\$135,000

Property Website

<https://www.mossyoakproperties.com/property/3-29-acres-lot-35-battle-branch-swain-county--swain-north-carolina/115051/>



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Bryson City, NC / Swain County

PROPERTY DESCRIPTION

Nestled in a peaceful community just minutes from Bryson City, this private, wooded 3.29+/- acre lot offers the perfect canvas for your mountain escape. The property features a driveway leading up to a cleared house pad that boasts stunning, year-round mountain views. Situated on a quiet road that dead-ends, you will enjoy ultimate seclusion and minimal traffic while remaining incredibly close to world-class outdoor recreation. The location is an absolute haven for adventurers, offering quick and easy access to the Great Smoky Mountains National Park, the waters of Lake Fontana, and the exciting whitewater rafting at the Nantahala Outdoor Center. Best of all, the property comes equipped with an active 2-bedroom septic permit and vacation rentals are allowed, making it a phenomenal investment opportunity or the ideal spot to build your dream short-term rental or private sanctuary.

Call Rhett Wolfe [828.507.3280](tel:828.507.3280)

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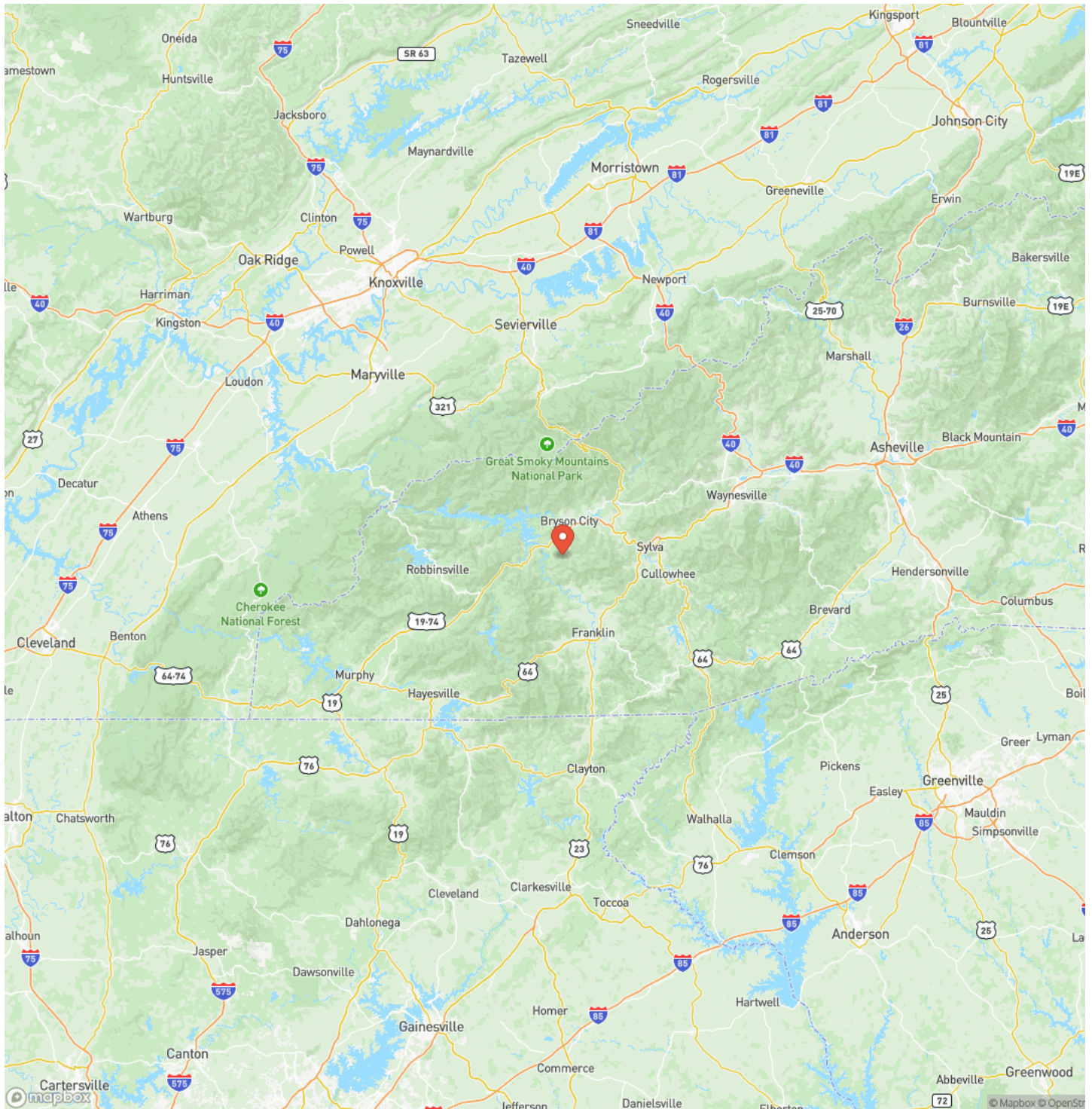
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Locator Map



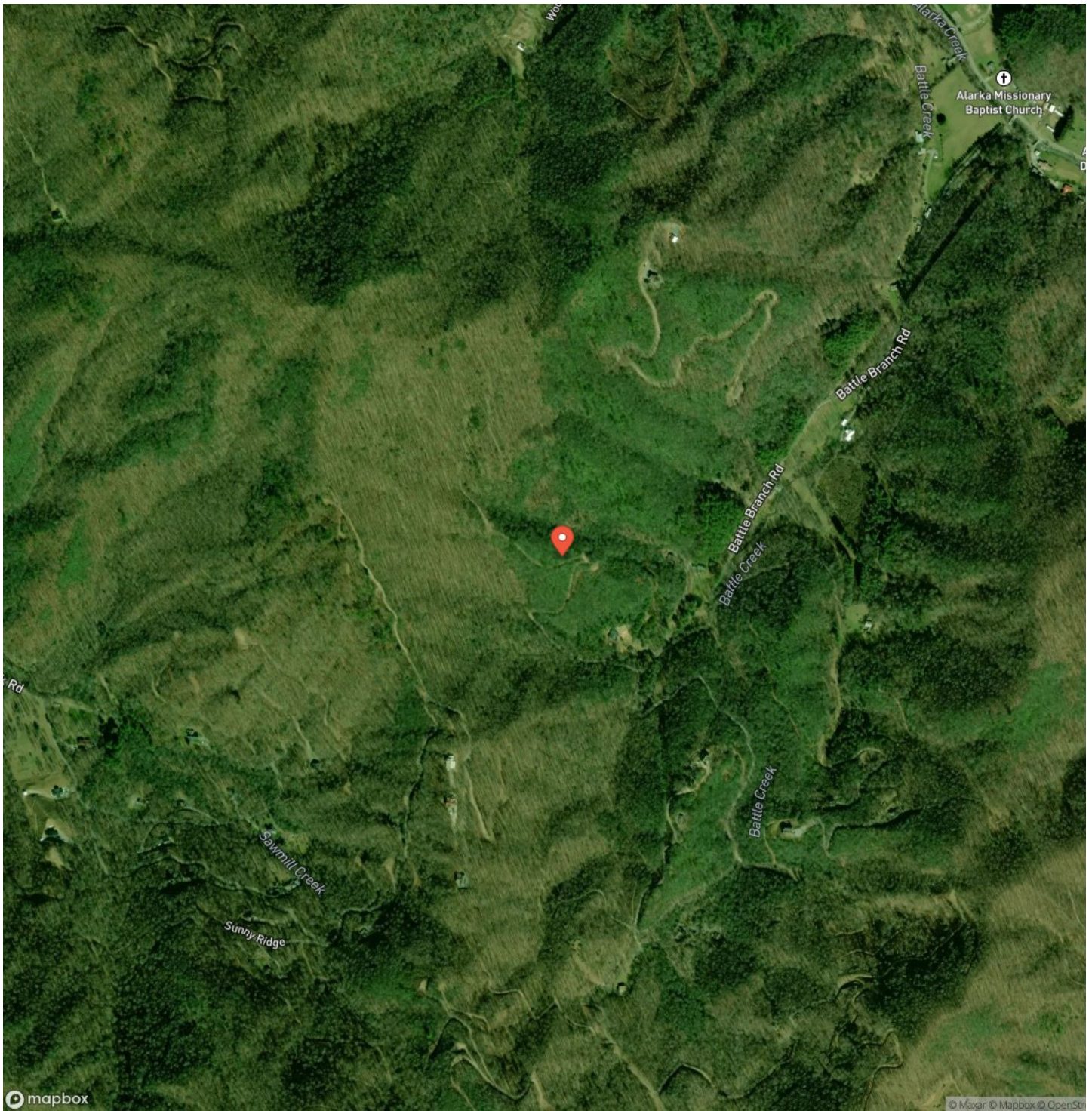
Bryson City, NC / Swain County

Locator Map



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Satellite Map



**3.29+/- acres - Lot 35 Battle Branch, Swain County!
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LISTING REPRESENTATIVE

For more information contact:



Representative

Rhett Wolfe

Mobile

(828) 507-3280

Email

rwolfe@mossyOakproperties.com

Address

City / State / Zip

Sylva, NC 28779

NOTES

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MORE INFO ONLINE:

<https://mossyoakproperties.com/>

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<https://mossyoakproperties.com/>

DISCLAIMERS

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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

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