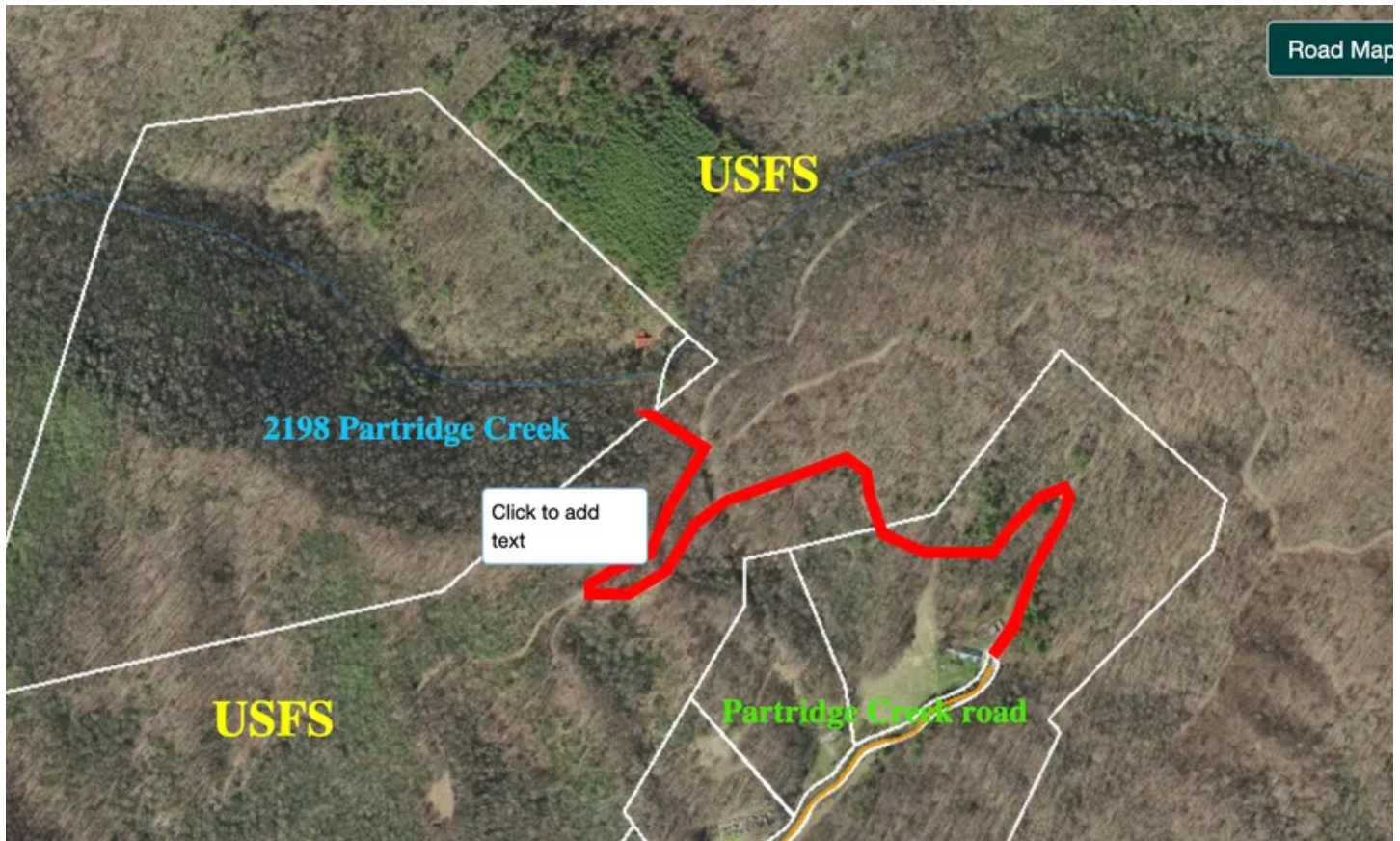


70.52+/- acres unrestricted Partridge Creek  
2198 Partridge Creek road  
Topton, NC 28781

**\$560,000**  
70.520± Acres  
Macon County





**70.52+/- acres unrestricted Partridge Creek  
Topton, NC / Macon County**

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**SUMMARY**

**Address**

2198 Partridge Creek road

**City, State Zip**

Topton, NC 28781

**County**

Macon County

**Type**

Recreational Land, Hunting Land, Timberland, Lot

**Latitude / Longitude**

35.285101 / -83.611067

**Taxes (Annually)**

1723

**Acreage**

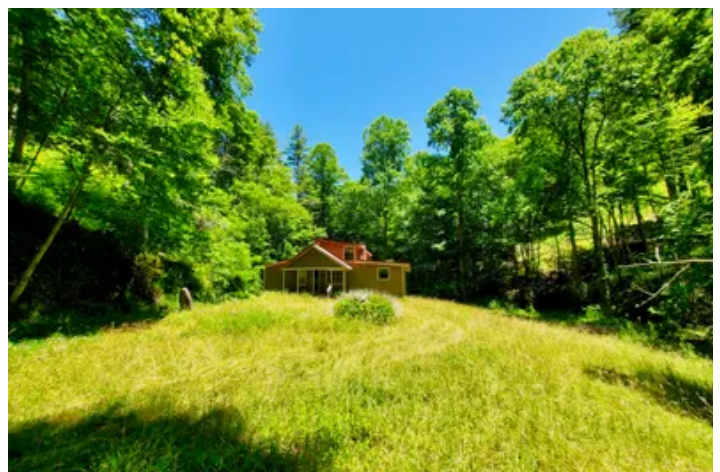
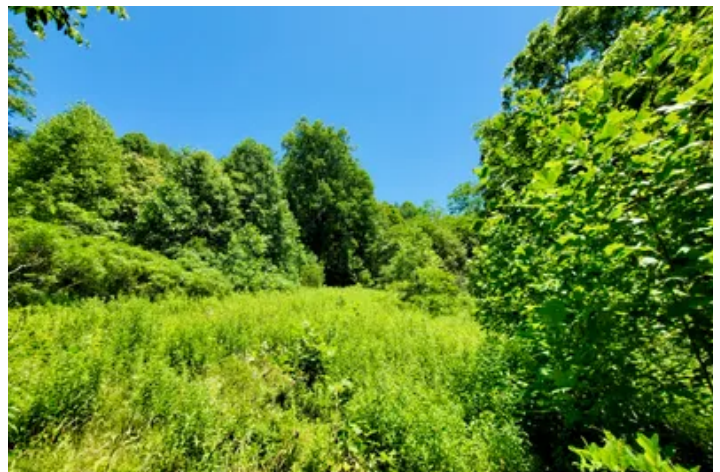
70.520

**Price**

\$560,000

**Property Website**

<https://www.mossyoakproperties.com/property/70-52-acres-unrestricted-partridge-creek-macon-north-carolina/59164/>



## **70.52+/- acres unrestricted Partridge Creek Topton, NC / Macon County**

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### **PROPERTY DESCRIPTION**

70.52+/- unrestricted acres almost completely surrounded by over 80,000 acres of US Forest Service property. This is a very unique property with a road system, power, creek, streams, valley land, ridge top land, timber and some smaller fields. Queen creek runs through the property by the house which feeds Queen's lake which feeds the Nantahala river for rafting that is just down the road. It is truly incredible to think about how much forest service land is around this property, over 80,000 acres to explore right from your doorstep. Imagine driving through forest service property to get to your own personal oasis in the mountains. Located between Bryson City and Franklin with elevations ranging from 3600 feet in the valley to just over 3800 feet on the ridges. The property has easy access and a well maintained road. This property is gated and has a house on it which the sellers are giving no value or representation to. All personal items on the property will remain on the property, the sellers will not be removing any items that are currently on the property. Call Rhett Wolfe [828 507 3280](tel:8285073280)

### **DIRECTIONS:**

From Bryson City take 74 west through the Nantahala gorge and make a left on Wayah road for 4.5 miles then left on Winding Stairs road for 1 mile then right onto Briartown Church road for 1 mile then left on Partridge creek road and go to the end. At 1574 Partridge creek road you go through private property through an open gate and continue up the hill (please be respectful of your speed through the private property as they have dogs that may be loose), pass through the private property and then go through the USFS property and the gate will be on your left. Please call the listing agent for showings. Rhett Wolfe 828 507- 3280

If you are coming from Franklin take Wayah road and make a right on Winding Stairs road and then the directions are the same.





70.52+/- acres unrestricted Partridge Creek  
Topton, NC / Macon County

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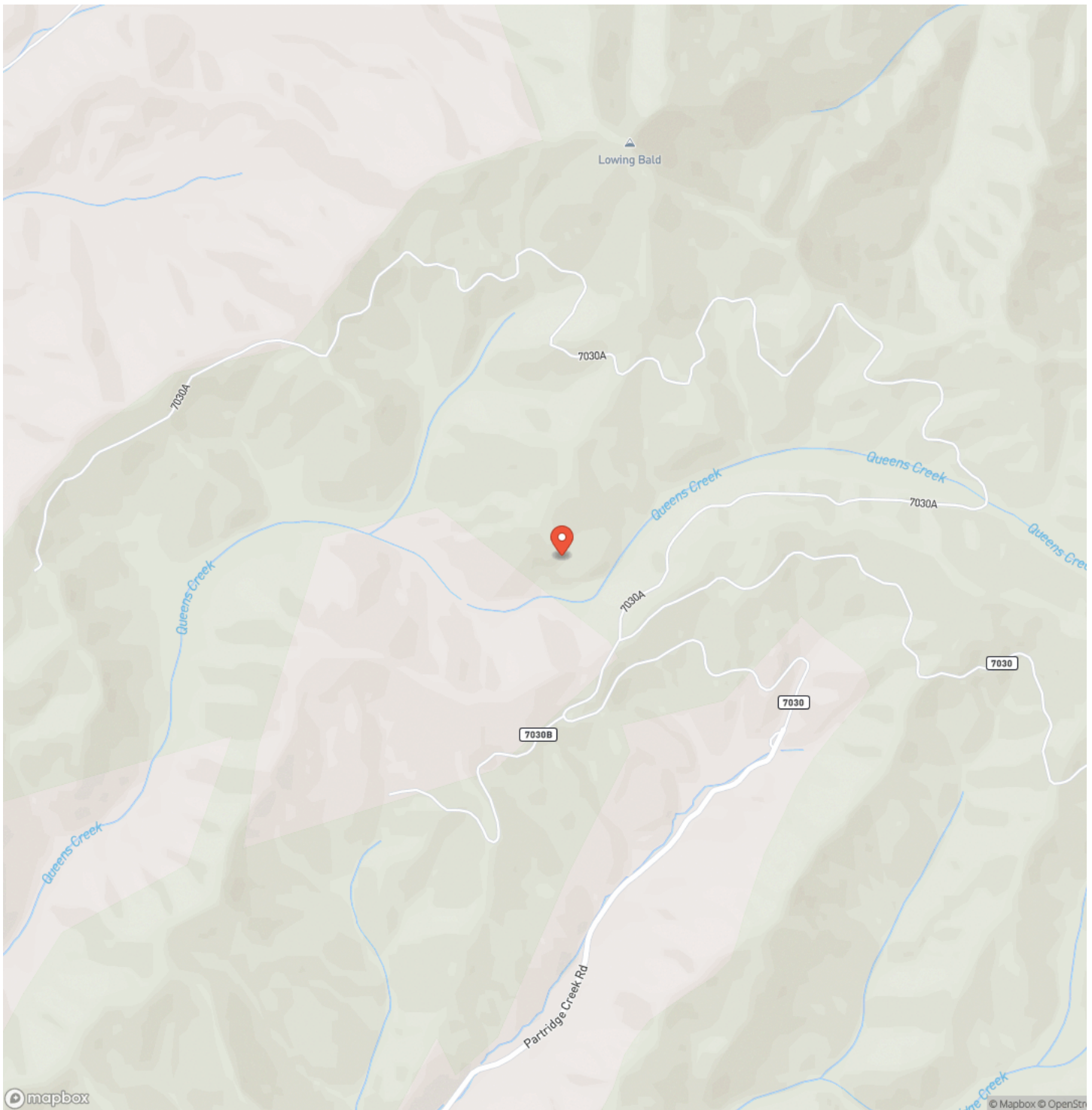




70.52+/- acres unrestricted Partridge Creek  
Topton, NC / Macon County

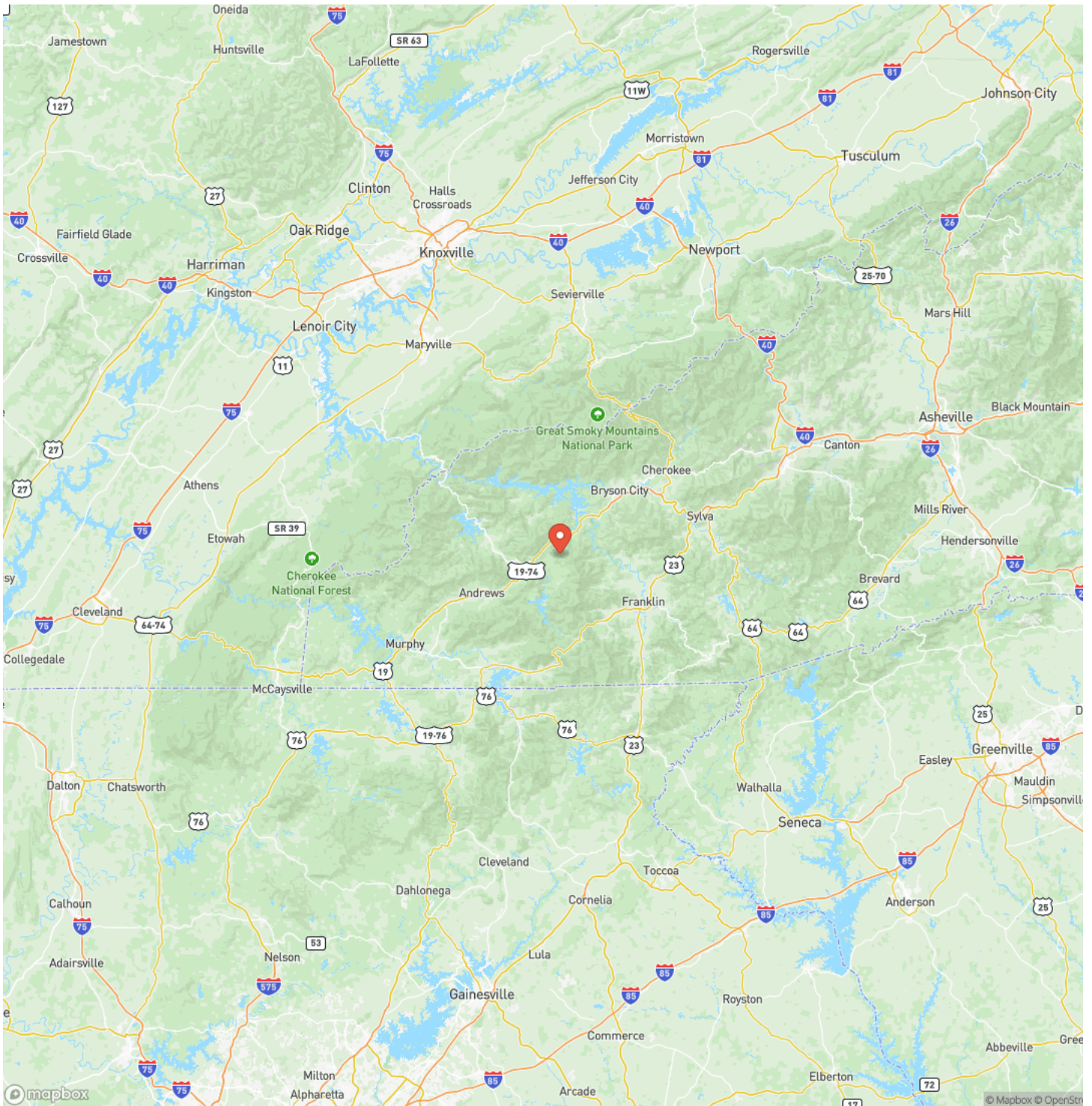
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## Locator Map



70.52+/- acres unrestricted Partridge Creek  
Topton, NC / Macon County

## Locator Map

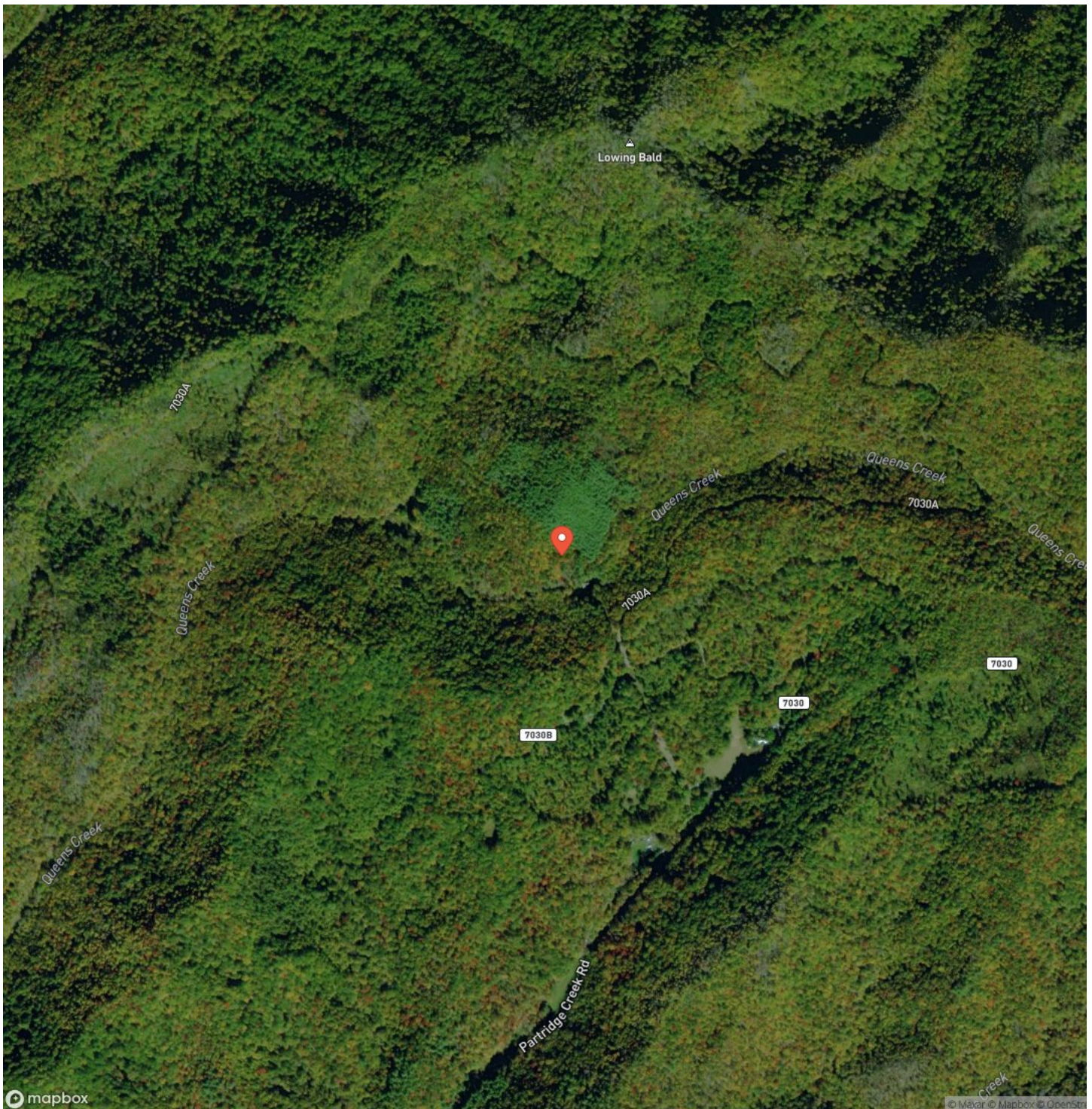




70.52+/- acres unrestricted Partridge Creek  
Topton, NC / Macon County

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## Satellite Map



**70.52+/- acres unrestricted Partridge Creek  
Tipton, NC / Macon County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Rhett Wolfe

## Mobile

(828) 507-3280

## Email

[rwolfe@mossyoakproperties.com](mailto:rwolfe@mossyoakproperties.com)

**Address**

## City / State / Zip

Sylva, NC 28779

## NOTES

[illegible]

**MORE INFO ONLINE:**

**MossyOakProperties.com**



## This image shows a single 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](http://MossyOakProperties.com)

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