



# MOSSY OAK PROPERTIES

## 40+/- Acres Bordering USFS!!!

\$125,000 / 40.00+/- Acres

### About This Property

40+/- Acres Bordering USFS!!! This might be the best deal on mountain land out there. How about 40 +/- acres of PRIME hunting land in the mountains bordering US Forest Service land on two sides giving you access to OVER 42,000 Acres of Forest Service land! Mature timber abounds, with a small creek, the soil road takes you all the way to the top of the mountain to a leveled off house pad adjoining the Forest Service for plenty of room to build your dream home, hunting cabin or mountain hideaway. Priced to sell, this property has amazing views and lot's and lot's of wildlife! Deer, Bear, Turkey, Small Game....it's here! Whether you're a hunter, developer, or just want a place of your own where you can get away from the hustle and bustle of civilization, this is the place for you. mixed use residential, recreational, timberland 40 acre property Burnsville, NC 28714 Yancey County bear turkey whitetail deer small game rabbit squirrel ATV trails public land access equestrian trails hiking trails biking trails bird watching mineral rights oil and gas rights



### Property Facts & Features

#### Main Structure

- No Structure

#### Other Structures

- N/A

#### Rights

- Water
- Oil / Natural Gas
- Mineral

#### Water Access

- Creek / Stream

#### Fishing

- N/A

#### Wildlife

- Bear
- Small Game
- Turkey
- Whitetail

#### Recreation

- ATV Trail Riding
- Hiking Trails
- Biking Trails
- Bird Watching
- Equestrian Trails
- PublicLandAccess



### Mossy Oak Properties Carolina Timber and Realty

560 W Main Street  
Sylva, NC 28779

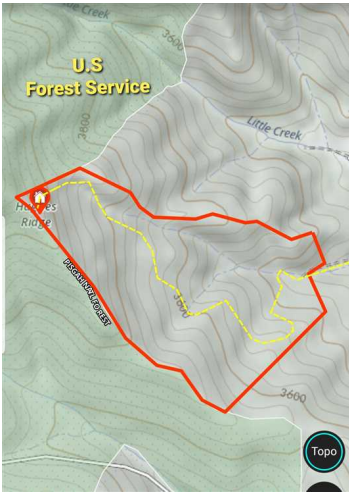
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