

HUMMINGBIRD REALTY, LTD.

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WILDERNESS RETREAT

\$39,500



Private road - lot is on the right



Driveway into property

The perfect place for a true mountain retreat. Adjoined by Forest Service lands on the back boundary, the setting offers peace, quiet, access to a small picturesque lake, and miles of hiking adventures. Only a short distance away is the Iron Bridge over the Chattooga River with its cascading waterfalls and wonderful mountain trout waters. There is a shared community spring water system (water lines are in place to the lot), a basic driveway has been created, and there is a choice of building sites. One site has been cleared at the top of the lot. This site may offer some nice mountain views.

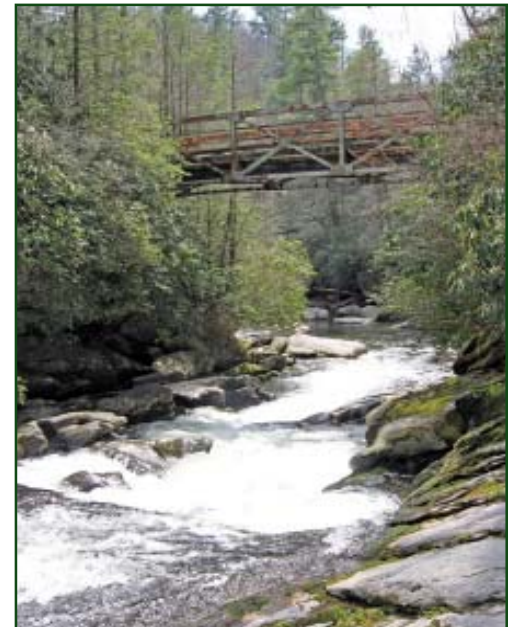


Access deeded to this lake (across road from lot) for canoeing or kayaking

TAXES: \$111.00 for 2007
ROAD MAINTENANCE: \$150 per year

ACREAGE: 1.3

2 adjoining parcels of 1.3 acres each may be purchased - price per parcel same as above



The Iron Bridge over the Chattooga River is a short distance from the property - these are prime mountain trout waters

WNC Regional MLS: 409083

Highlands-Cashiers MLS: 64879

Owner: Byrd

LISTING BROKER, MARY COKER, GRI