**74+/- Acres in Bakersville, NC!**
**293 Jarrett Farm Road**
**Bakersville, NC 28705**

**$825,000**
**74± Acres**
**Mitchell County**








## SUMMARY

**Address**
293 Jarrett Farm Road

**City, State Zip**
Bakersville, NC 28705

**County**
Mitchell County

**Type**
Farms, Recreational Land, Residential Property, Horse Property

**Latitude / Longitude**
35.955232 / -82.161309

**Dwelling Square Feet**
2,700

**Bedrooms / Bathrooms**
6 / 3

**Acreage**
74

**Price**
$825,000

**Property Website**
www.mossyoakproperties.com







## PROPERTY DESCRIPTION

74+/- Acre Farmland! Some properties are special because of what they have. Others are special because of what they are. Welcome to 293 Jarrett Farm Road in Bakersville, North Carolina-a truly remarkable mountain farm that has been in the same family for over 100 years and now being offered to a non-family buyer for the very first time.

This is the kind of farm that's getting harder to find in the mountains of Western North Carolina. At elevations ranging from approx 2,700 to 3,230 ft, this property offers something increasingly rare: beautiful, rolling, fenced pasture with plenty of room for livestock, along with mature hardwood forests, dramatic rock outcroppings and gorgeous long-range mountain views from the top of the ridge line.

Approx 20+/- ac of pasture provide the perfect setting for cattle, horses or other livestock, while roughly 48+/- ac of mature hardwoods offer privacy, recreation and outstanding wildlife habitat. White-tailed deer, turkey and small game are abundant, which makes this an incredibly appealing property for hunting and outdoor enthusiasts. Whether it's farming, hunting, horseback riding or simply enjoying the peace and beauty of the mountains, there's room here to make it your own.

The residential improvements to the property include an early-1900s farmhouse and a brick ranch-style home that offers the opportunity for renovation and additional living space. A spring currently supplies water to both homes and the property has established road access, electricity, and septic infrastructure.

The property also contain a collection of usable barns and outbuildings that reflect the character and craftsmanship of a bygone era of Appalachian farming. A large tobacco barn, livestock barn with stables and other outbuildings provide practical spaces for livestock, hay, equipment, workshops and all the necessities of country living. These established improvements, combined with the cleared, fenced, usable pasture and rolling topography, give this property a head start that's difficult to replicate on raw mountain acreage. This unrestricted land isn't subject to any farming or hunting leases, which would give you the freedom to explore your own plans for the property.

Whether you're looking for a working mountain farm, an equestrian property, hunting retreat, multigenerational homestead or simply a special piece of the Appalachian countryside to call your very own, 293 Jarrett Farm Road deserves a closer look. Properties that combine this much usable pasture, mature mountain woodland, established farm infrastructure, elevation and history don't come along every day.

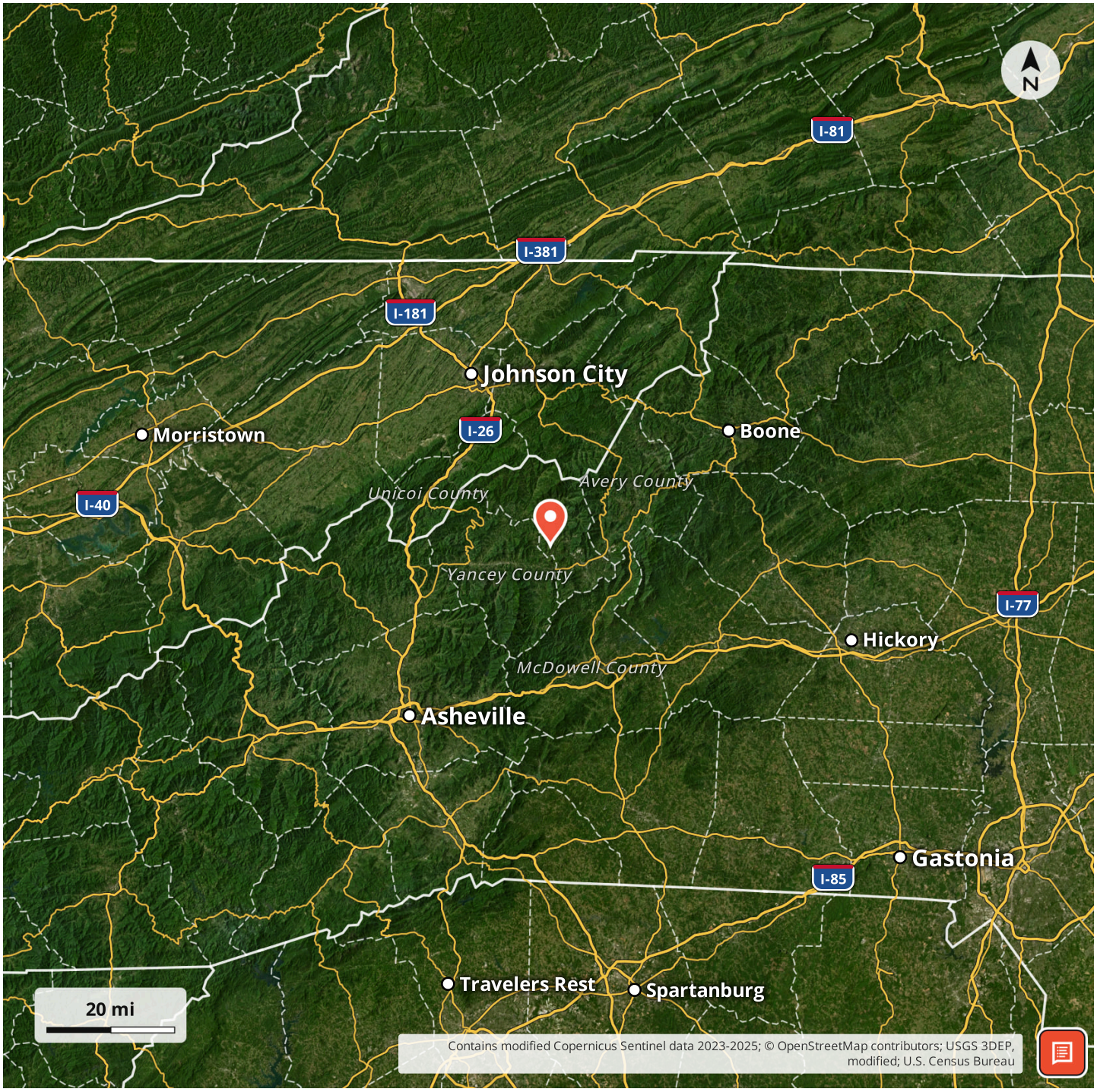
After more than a century in one family, this remarkable farm is ready for its next chapter. Will you be the one to write it?








# Regional Map



# Locator Map



# Aerial Map



## LISTING REPRESENTATIVE

**For more information contact:**



**Representative**
Thomas Peacock

**Mobile**
(828) 735-1923

**Office**
(828) 477-4248

**Email**
tpeacock@mossyoakproperties.com

**City / State / Zip**
Asheville, NC 28715

## NOTES

**NOTES**

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**Mossy Oak Properties Carolina Timber and Realty**
**560 W Main Street**
**Sylva, NC 28779**
**(828) 477-4248**
**https://mossyoakproperties.com/**