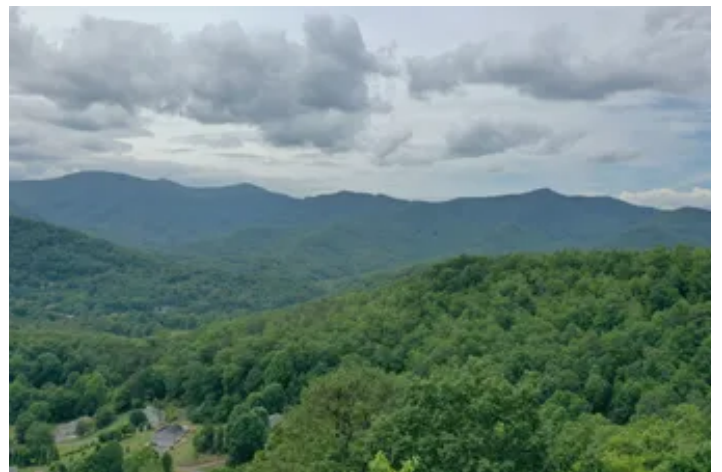


1.06+/- acres 77 Kako Ridge, Sylva
77 Kako Ridge
Sylva, NC 28779

\$44,900
1.06± Acres
Jackson County

Call Rhett! 828-507-3280

Carolina Timber & Realty



**1.06+/- acres 77 Kako Ridge, Sylva
Sylva, NC / Jackson County**

SUMMARY

Address

77 Kako Ridge null

City, State Zip

Sylva, NC 28779

County

Jackson County

Type

Lot

Latitude / Longitude

35.321 / -83.244

Taxes (Annually)

\$147

HOA (Annually)

\$450

Acreage

1.06

Price

\$44,900



**1.06+/- acres 77 Kako Ridge, Sylva
Sylva, NC / Jackson County**

PROPERTY DESCRIPTION

Build your mountain getaway with a view on this ridge line lot at 2850 feet in elevation, perfectly positioned to offer breathtaking views of the surrounding scenery. Situated in a prime location, this community provides the ideal balance of secluded mountain living while remaining incredibly close to the charming towns of Dillsboro, Sylva and Franklin, North Carolina. The property comes equipped with excellent infrastructure, featuring community water and underground power already available to protect your pristine vistas. This lot has an expired 3 bedroom septic permit and the groundwork previously laid offers a clear starting point for re-evaluation and development. Vacation rentals are allowed for a potential income producing property. Seller financing is available. Do not miss this exceptional opportunity to own a piece of Western North Carolina's natural beauty with convenient access to local shopping, dining, and outdoor recreation.

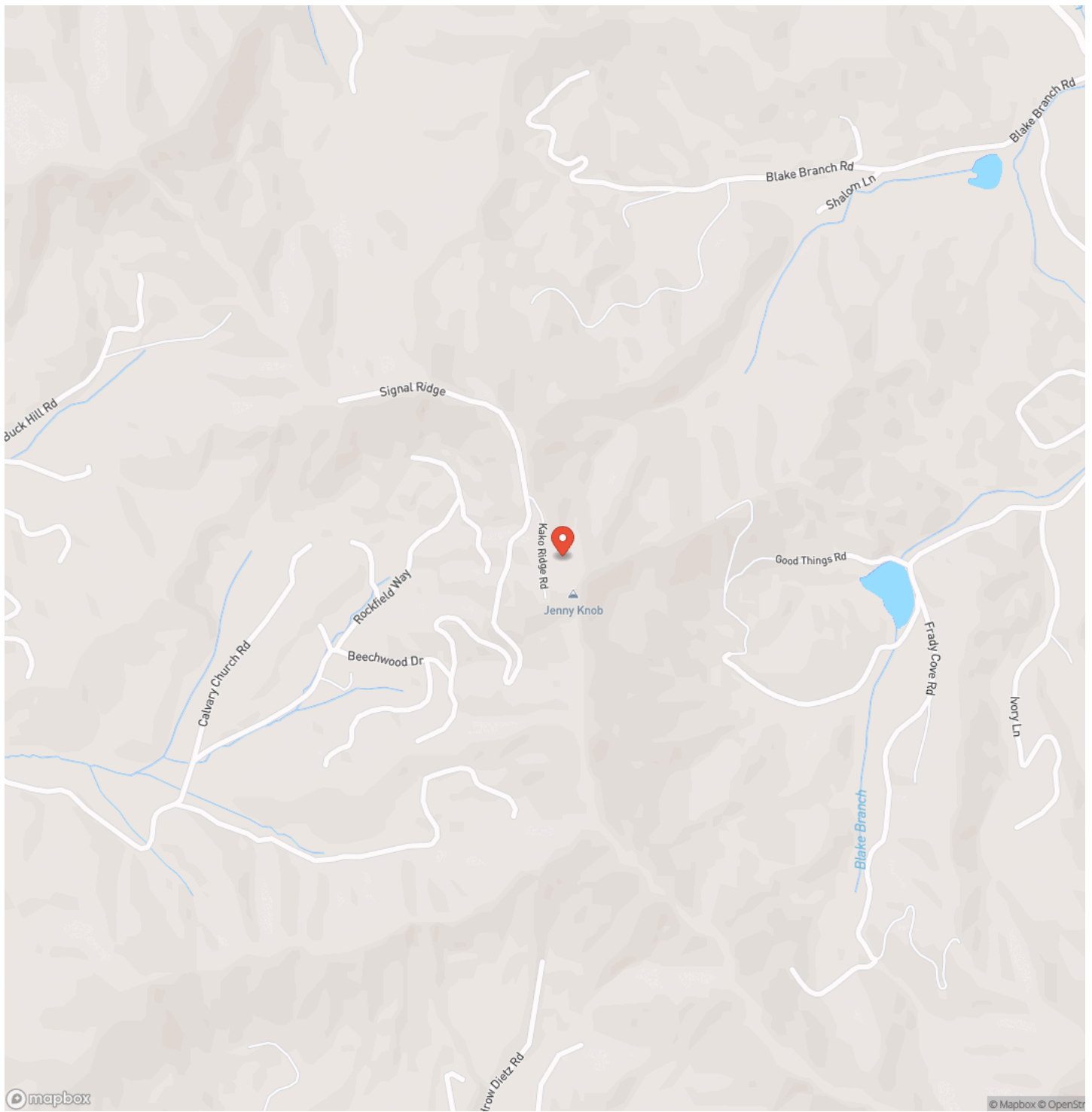
Call Rhett Wolfe 828.507.3280



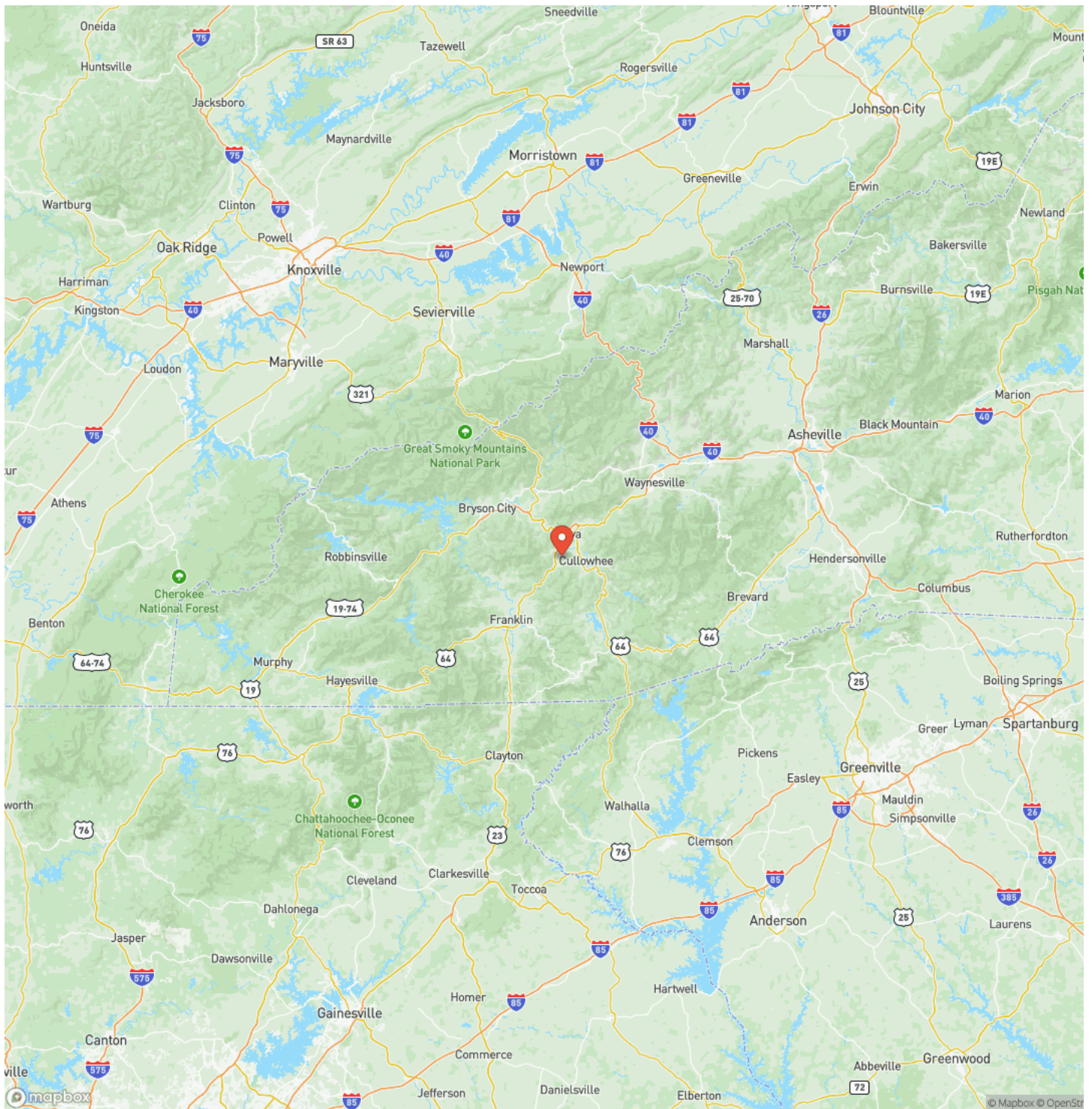
1.06+/- acres 77 Kako Ridge, Sylva
Sylva, NC / Jackson County



Locator Map



Locator Map



Satellite Map



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.

Mossy Oak Properties Carolina Timber and Realty

560 W Main Street

Sylva, NC 28779

(828) 477-4248

<https://mossyoakproperties.com/>

