**82+/- Acres in Marion, NC!**
**26 Mount Pleasant Church Road**
**Marion, NC 28752**

**$849,000**
**82.25± Acres**
**McDowell County**










**MORE INFO ONLINE:**

**https://mossyoakproperties.com/**

## SUMMARY

**Address**
26 Mount Pleasant Church Road

**City, State Zip**
Marion, NC 28752

**County**
McDowell County

**Type**
Farms, Recreational Land, Horse Property, Ranches, Hunting Land

**Latitude / Longitude**
35.618121 / -82.021806

**Acreage**
82.25

**Price**
$849,000

**Property Website**
www.mossyoakproperties.com







## PROPERTY DESCRIPTION

82.25+/- Beautiful Acres! Don't miss this incredible mountain farm and rural retreat in Marion, North Carolina! Formerly known as Crow Fly Farms, this versatile property combines approx. 25+/-ac of cleared pasture with mature hardwoods, gentle terrain, scenic views, established fruit and berry plantings and existing residential & agricultural infrastructure. Whether you've been dreaming of a working farm, self-sufficient homestead, recreational getaway or private mountain estate, this property offers you an exceptional opportunity to create something special.

The land itself features open pastures for livestock grazing, plus wooded acreage, wildlife habitat, and elevated areas with amazing views and potential homesite opportunities. Established plantings include cherry, peach, apple and chestnut trees, blueberries, blackberries, grapes, and raised garden beds. White-tailed deer, Black bear, wild turkey and other small game add to the property's recreational appeal.

The existing mobile home has been completely updated with new flooring, a new kitchen, fresh paint, and other additional improvements. Currently unoccupied, it offers a ready starting point for a residence, farm headquarters, or a place to live while building your dream home. Additional improvements to the property include 2 RV sites w/ utility connections and 2 powered storage container buildings. There's also an existing well, septic and electrical infrastructure.

A particularly appealing feature of this property is its history of sustainable, regenerative agriculture. The previous farmers raised livestock using practices described as grass-fed, grass-finished and forest-raised; without the use of herbicides, fungicides, insecticides or other agricultural chemicals. Although the operation was not certified organic, its chemical-free approach and established agricultural landscape may appeal to buyers interested in regenerative farming, sustainable land stewardship, gardening, and/or homesteading.

Enjoy the privacy and flexibility of substantial acreage while still having convenient access to I-40 and regional destinations like Asheville and Charlotte. With its combination of pasture, hardwoods, mountain views, established plantings, wildlife, updated living quarters and existing infrastructure, this property presents a rare opportunity to build a rural lifestyle for you and your family around the land.

This property is being offered for sale as real estate only. The former farm business, name and brand, livestock, equipment, inventory and other business assets are not included in the sale.

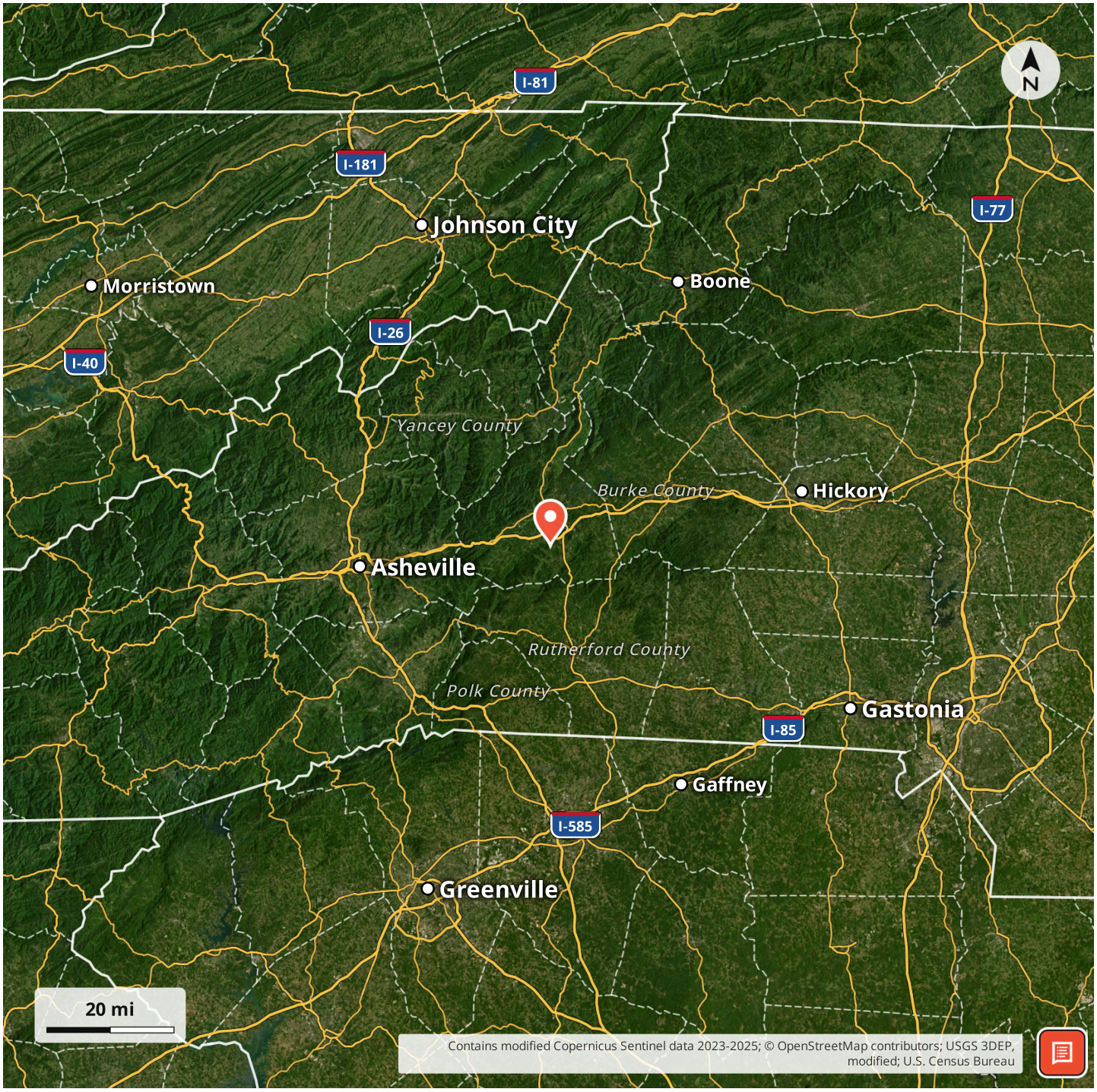
Call Thomas Peacock at 828-735-1923 to schedule a private showing!



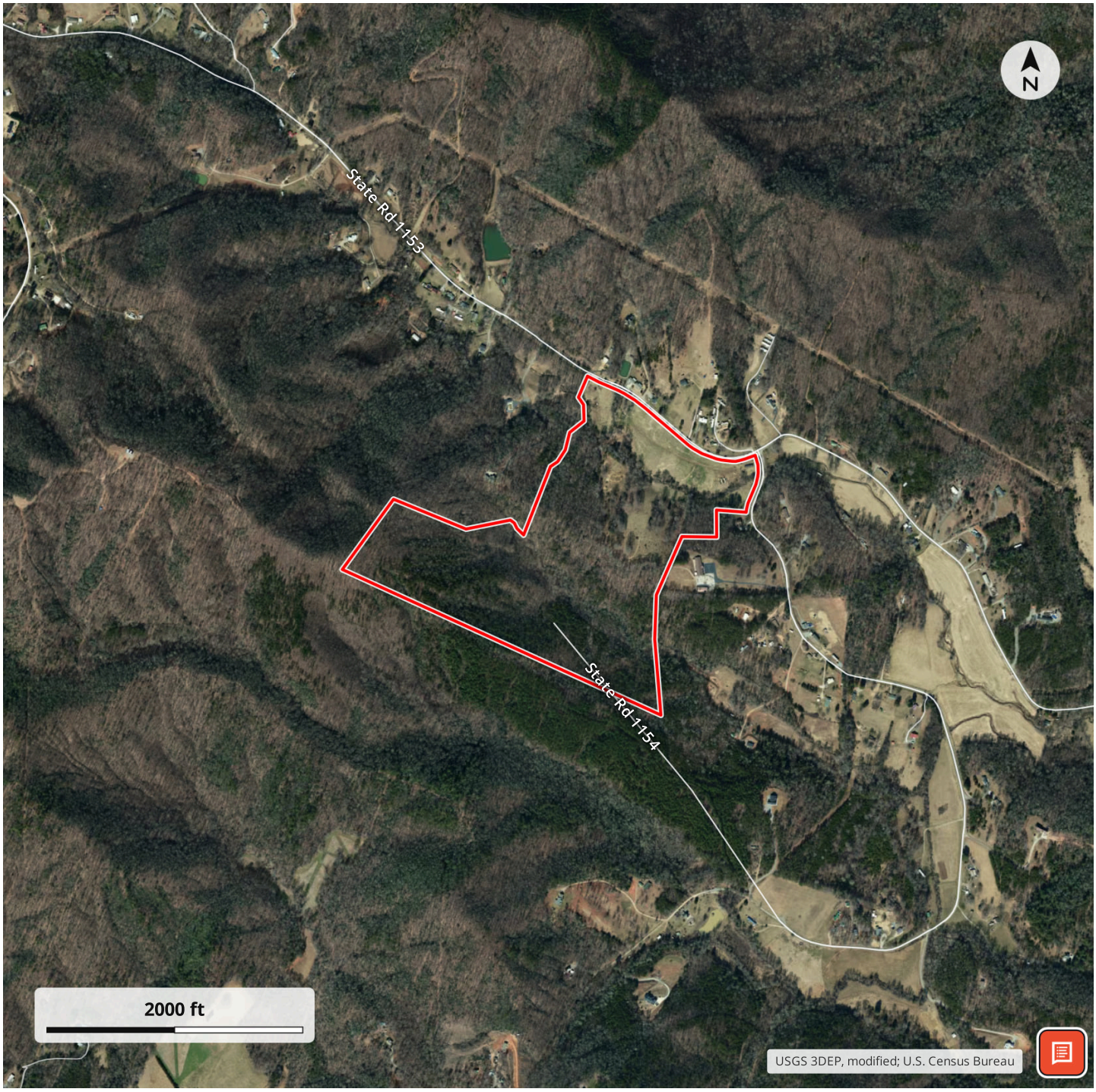





# Regional Map



# Locator Map


N
State Rd 1153
State Rd 1154
2000 ft
USGS 3DEP, modified; U.S. Census Bureau

# 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**

## 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/**