



Type: Subdevelopment, Land, Other-  
See Remarks  
Suitable Use: Residential, Other  
Topography: Hilly/Steep, Heavily  
Wooded, Other-See Remarks  
Parcel Size: 4.8400  
Price Per ACRE: \$5,144.63  
Buildings: None

Area: Cullowhee  
County: Jackson  
Subdivision: See Agent Remarks  
Township: Cullowhee (Jackson Co.)  
Miles Out:  
Elevation Range: 3000 - 3499  
Apx Elevation: 3,210  
Elementary School:  
Middle School:  
High School:  
State Road:

Apex Acreage Range: 4-4.99		Apex Elevation: 3,210		Easement:	
Restrictions: Yes		Restriction Deed Book/Page:			
Lot Number: 1		Designated Flood Hazard: No			
Deed Book: 2259		Deed Page: 1			
HOA: No		HOA Dues:		HOA Frequency:	
City Tax: 0.00		County Tax: 129.88		Special Assessment: No	
Plat: 4/52		Private:		Highways:	
Road Maintenance Dues:		Road Frontage: Gravel Road, Dirt Road, Other			
Minimum Building SqFt: 0		Road Maintenance Details: Other-See Remarks			
		Basement Heated SqFt: 0			
Utilities: Other					
Misc Search: Hardwoods, Elev over 3000, Adjoins USFS					
TV/Internet: Wireless, Other-See Remarks					
Remarks: Are you that outdoor type that wants that unique property that will lead to adventure after adventure? This vacant lot borders' governments lands including USFS. It is perched at the top of a subdivision over 3,200 feet elevation with fantastic potential for views! Access to the property is difficult but depending on the intended use of the property is not only doable but could be outright fun! A private gravel road that will require a four wheel drive vehicle will take you to within one-half mile (1/2 a mile) of the property. The road then become impassable to a regular vehicle and until it is cleared it must be traversed on foot. However, with some clearing, an ATV type vehicle would not only be sufficient but exciting! There would be no place to park a vehicle long-term so logistics would be needed to access the property for your adventure. How about using this as a place to camp that borders thousands of acres of forest service land? Talk about seclusion! The deed states there is a water source available on the property that would make camping that much more enjoyable. The only restriction appears to be no house trailers or mobile homes. No drive-by's call agent.					
Directions: Cullowhee Mountain Rd to Ramp Cove Road, to RIGHT on Tail Hook Way to LEFT on Milk Sick Cv. The gravel road dead ends after 418 Milk Sick. The property is 1/2 mile walk up the unmaintained road. Call agent.					
Agent Remarks: The gravel roadway going up is steep and high profile 4-WD is highly recommended. What is believed to be the "roadway" to the property as described on page 3 of the deed ends maintenance just past 418 Milk Sick Cv. Must walk from there. Beware of dogs but they never chased me. Call listing agent. No listing signs but I can give directions or can meet you. Bring hiking boots. See page three of deed regarding using natural water on lands. SELLER MAKES NO REPRESENTATIONS ON THIS PROPERTY AND THE SAME WILL BE INLCUED ON ANY CONTRACT. Property conveys via Special Warranty Deed. I-phone 12 has 3 bars up on land. Unknown if there is a road maintenance agreement. See Property Info Pack for property info. CALL AGENT BEFORE GOING UP					
Ownr Nm: University of Florida Foundation, Inc.				AddlOwner: n/a	
Ownership: More than One Year					
Buyer: Yes		Buyer \$/?: 5		Seller Sub: No	
				Seller Sub \$/?: n/a	
Lockbox: NA		Exclusive Right: Yes			
Financing Type(s): Cash		Possession: At Closing			
Showing Instructions: No Sign, Call Agent, Other-See Remarks					
Days on Market: 60					
Display on Internet: Yes		Display Address: Yes		Allow AVM: No	
				Allow Comments: No	
Type Sale:					
Under Contract Date:					
Listing Office: Unique Properties Of Franklin (#:10)			Listing Agent: Matthew Iannuzzi (#:236)		
Main: (828) 349-4700			Agent Email: <a href="mailto:MTIPropertiesofWNC@gmail.com">MTIPropertiesofWNC@gmail.com</a>		
Fax: (828) 349-1144			Contact #: (828) 371-8544		
Office Corporate License: C10603			License Number: 297053		
Mail Address 1: 257 Crane Circle					
Mail City: Franklin					

Mail State: NC  
Mail Zip Code: 28734

Information Herein Deemed Reliable but Not Guaranteed

