

99999 Sunnyview Drive, Rutherfordton, North Carolina 28756

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List \$: **\$1,995,000**

MLS#: **4106910** Category: **Lots/Acres/Farms** County: **Polk**
Status: **ACT** Parcel ID: **P115-34+ more** Acres: **83.65**
Legal Desc: **+83.65 acres as described by Polk County Parcel IDs P115-34+ more** Zoning: **MU**
City Tax Pd To: **No City Taxes Paid** Tax Val: **\$749,900** Deed Ref: **426 / 782**
Lot Dim: Elevation: **1000-1500 ft.**
Complex Name:



General Information

Type: **Acreage**
Can Divide?:
\$/Acres: **\$23,849.37**
Levels:

School Information

Elem: **Unspecified**
Middle: **Unspecified**
High: **Unspecified**

Land Information

Apprx Acres: **83.65**
Acres Cleared:
Acres Wood:
Min SF to Bld: **0**
Prop Found:
Rd Frontage:

Utility/Plan Information

Sewer: **Septic Needed**
Water: **Well Needed**

Dwellings: **No**
Beds Septic:
Interstate 1 mi or less, Interstate Frontage, Private Road, State Highway, US Highway

Lot Desc:
Restrictions: **N/A**

Additional Information

Prop Finance: Lease Considered: **No**
Ownership: **Seller owned for at least one year**
Spcl Cond: **None**
Rd Respons: **Privately Maintained Road**
Addl Parcels: **P115-51, P115-100**

Features

View: **Long Range, Mountain(s), Water, Winter, Year Round** Doors:
Fixtures Exclsn: **No** Basement Dtls:
Exterior Cover: Road Frontage: **Interstate 1 mi or less, Interstate Frontage, Private Road, State Highway, US Highway**
Road Surface: **Dirt, Gravel** Patio/Porch:
Other Equipmnt: Horse Amenities: **None**
Suitable Use: **Agricultural, Cattle, Commercial, Development, Farm, Horses, Multi-Family, Pasture/Grazing, Private Estate, Recreational/2nd House, Residential, Subdevelopment** Fire Sprinkler:

Subject to HOA: **None** Association Information
Subj to CCRs: **No** HOA Subj Dues:

Public Remarks

Located only minutes from the Tryon International Equestrian Center, this +-83.65 acres offers a special opportunity for land with nearly a half mile of frontage on the Green River! The cleared and gently sloping topography allows for many use options, including residential development, mini-farms, cattle/livestock, mixed use, industrial/manufacturing, agricultural, perhaps or your dream equestrian farm. The majority of the acreage is cleared and would be ideal for establishing pastures. The lower portions of the property are wooded before reaching the sandy shores of the private Green River frontage. The property features +-4350' frontage on US-74 with the potential to open up excellent visibility from the roadway if desired. The private entrance is located off Sunny View Rd, a quiet gravel road that can be improved, and the property can be gated. All considered, this is an excellent opportunity for quality acreage that is located in a growing area with high appreciation potential!

Agent Remarks

(1) Contact list agents for property access and showing information.
Showing Instructions/Directions
Call Listing Agent, Combination Lock Box, Showing Service

From US-74, exit on Pea Ridge Rd. Turn away from the TIEC, and turn right on Abrams Moore Rd. Turn right on Sunny View Rd, and this road enters the acreage. The entrance is gated, no showings without appointment.

Company Comments

Located only minutes from the Tryon International Equestrian Center, this +-83.65 acres offers a special opportunity for land with nearly a half mile of frontage on the Green River! The cleared and gently sloping topography allows for many use options, including residential development, mini-farms, cattle/livestock, mixed use, industrial/manufacturing, agricultural, perhaps or your dream equestrian farm. The majority of the acreage is cleared and would be ideal for establishing pastures. The lower portions of the property are wooded before reaching the sandy shores of the private Green River frontage. The property features +-4350' frontage on US-74 with the potential to open up excellent visibility from the roadway if desired. The private entrance is located off Sunny View Rd, a quiet gravel road that can be improved, and the property can be gated. All considered, this is an excellent opportunity for quality acreage that is located in a growing area with high appreciation potential!

List Agent/Office Information

DOM: **4** CDOM: **4** Expire Dt: **12/31/2024**
Mkt Dt: **02/10/2024** DDP-End Dt:
Agent/Own: **No**
For Appt Call: **800-746-9464** List Agreemnt: **Exclusive Right To Sell**
List Agent: **Collin O'Berry (coberry)** Agent Phone: **828-772-1667**
List Team: **Altamont Property Group (altamont)**

List Office: [Keller Williams Professionals \(11749\)](#)
Co-List Agent: [Joey Poveromo \(71303\)](#)
Co-List Office: [Impact Real Estate Group LLC \(11506\)](#)
Buyer Agency: **3%**
Dual/Var: **No**
Web URL: www.altamontpropertygroup.com

Office Phone: [828-254-7253](tel:828-254-7253)
CoAgt Phone: [828-585-7239](tel:828-585-7239)
CoOff Phone: [828-585-7239](tel:828-585-7239)
Transact Bkr: **Of Record**
Seller Name: **Full Service**
Full Service: **Full Service**
Bonus:

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