



MOSAIC
COMMUNITY LIFESTYLE
REALTY

46 ACRES IN MARSHALL



99999 BOULDER ROAD | MARSHALL, NC 28753

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SET ALONG A BEAUTIFUL RIDGE IN THE
MOUNTAINS OF WESTERN NORTH CAROLINA

... this 45+ acre conservation farm offers the kind of land that is becoming increasingly difficult to find. Protected under farmland conservation, the property provides a rare opportunity to own a substantial working farm while preserving the open character, natural beauty, and agricultural potential that make it so special. The land straddles a gorgeous ridge, creating exceptional long-range views in virtually every direction. Whether walking the property, checking cattle, or simply enjoying the landscape, there is a constant connection to the mountains that surround you. Currently used for cattle, the farm is well suited for continued agricultural use. A network of trails and farm roads winds throughout the property, providing access to grazing areas and making it easy to explore the many different sections of the land. A well-established road climbs to the main portion of the property and provides convenient access across the farm. The property extends all the way to the Ivy River, adding another remarkable natural feature to this already diverse tract. Known for its scenic beauty and trout waters, the river is stocked with rainbow, brook, and brown trout, creating opportunities to enjoy fishing and spend time along the water. A two-acre homesite outside of the conservation easement provides the opportunity to build while keeping the remaining 45 acres protected for farming and open land. The combination of a designated homesite, working cattle operation, extensive internal access, dramatic ridge-top views, and frontage on the Ivy River makes this an exceptional opportunity for someone looking to build a home surrounded by a landscape that will remain largely unchanged. This is more than just acreage—it is a place to continue a farming tradition, enjoy the land, and build a life surrounded by long-range mountain views, open pastures, and one of Western North Carolina's most beautiful rivers.

APPROXIMATELY 46 ACRES | ZONED R-A



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