

The North Carolina Mountains

LAND RUSH

Spring 2016

Properties for Sale



0.75 ± Acres - \$9,300
Wilkes County, NC

Located on Rock Creek Church Road, this family sized lot is perfect for a nice homesite. Open and wooded w/gentle slopes and convenience to town. This is a broker owned property and seller will consider easy and convenient owner-financing.



33 ± Acres - \$264,000
Watauga County, NC

This heavily wooded property is very private and would be suitable for a weekend get-away or a "plan-B / BOL" location. Offers road frontage and nice view potential.



10.76 ± Acres - \$85,000
Wilkes County, NC

Located in the Mt. Zion community, this heavily wooded property offers paved road frontage, abundant wildlife, a gently sloping topography, homesite potential and lots of privacy! Ideal property for a hunting or mountain getaway!



39 ± Acres
Caldwell County, NC

SOLD!
Near Laurel, convenient to Blowing Rock. Beautiful wooded w/end-of-the-road privacy, multiple homesite possibilities, gently rolling topography, driveway and 1,300' elevations. Electric utility is nearby.



13.78 ± Acres - \$98,500
Wilkes County, NC

Located on Bullhead Mountain, near U.S. Hwy 421 & N.C. Hwy 18 with 2,100' elevations, spring, small stream, trails, open & wooded areas, new driveway, and paved road frontage. Private with nice homesite possibilities.



40 ± Acres - \$171,000
Alexander County, NC

Located in Hiddenite, this mostly wooded property offers paved road frontage, 6-8 acres of open meadow, gentle topography, 1,000'± elevations, homesite possibilities and stream along boundary. Property is near NC Highways 64/90 and Taylorsville.



25.6 ± Acres - \$158,700
Wilkes County, NC

Adjoins Blue Ridge Parkway Property! Heavily wooded and secluded with long-range view potential, south-facing slopes, spring and access via a 40'-wide right-of-way! Great off-the-grid possibilities!



41.785 ± Acres - \$389,000
Ashe County, NC

Located on Little Laurel Rd, near Three Top Mtn! Property includes acreage, home and out-buildings! It's wooded and open with pastures, large meadow, excellent views, trails, graveled road and fencing all around. Perfect for horses! Convenient to US Hwy 421 & NC Hwy 88!

Mountain Land Company



44.3 ± Acres - \$158,000 Wilkes County, NC

This affordable, heavily wooded and secluded property is located just minutes from Wilkesboro. It offers state road frontage, 1,300'+ elevations, end-of-the-road privacy, abundant wildlife and homesite potential. Would be ideal for a hunting retreat!



90.8 ± Acres Wilkes County, NC

This Bushy Mountain property includes a home, swimming pool, spa and a tennis court. Private w/open and wooded area - ideal for horses!

SOLD!



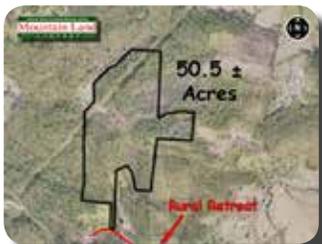
44.7 ± Acres - \$223,000 Alleghany County, NC

Located in Piney Creek, near New River State Park! Property is open & wooded w/rolling meadows, creek, paved road frontage, elevations up to 2,800', beautiful views, great topography, homesite possibilities w/electrical utility present.



134.88 ± Acres - \$1,498,000 Ashe County, NC

Top of the World! This one-of-a-kind property defies description and requires your immediate attention. Panoramic 360-degree views of NC, VA and TN are accented by an impeccably maintained home at 4,900' elevation.



50.05 ± Acres - \$121,000 Caldwell County, NC

Think "bug out" location! Secluded, private and densely covered with young timber. Offers 1,300' elevations, road frontage, homesite possibilities (with electric power nearby), and excellent topography. Only 15 minutes from Lenoir and about 30 minutes from Blowing Rock!



167.949 ± Acres - \$1,835,000 Avery County, NC

This one-of-a-kind property boasts long-range views of *Grandfather Mountain & Newland*! Just off NC Hwy 194, it offers 4,000' elevations, ATV/hiking trails, open and wooded areas w/Christmas tree farming or development potential.



68.48 ± Acres - \$165,875 Caldwell County, NC

Isolated parcel near Lenoir. Located on a dead-end road, this property is heavily wooded and has lots of potential as a mountain retreat or BOL property. It offers state road frontage, elevations up to 1,300', excellent topography and homesite possibilities.



194.651 ± Acres - \$1,070,600 Alleghany County, NC

One of the largest properties for sale in Alleghany County! Just minutes from Sparta & US Hwy 221. Offers 3,000'+ elevations, frontage on 2 roads, 30-40± acres of open meadows, small pond, springs, stream, abundant wildlife & gently rolling topography.



77 ± Acres - \$246,000 Caldwell County, NC

This remote, heavily wooded property is just 1/2 mile off N.C. Highway 268 and is located midway between Lenoir and Wilkesboro. It offers paved road frontage, excellent homesite possibilities, great hunting potential, ATV/hiking trails and a stream through property.



285.19 ± Acres - \$741,000 Cleveland County, NC

Borders NC State Gamelands w/long-range views of Black Mountains! Near South Mtns State Park w/50-mile views, cleared homesite, stream and 1,800' elevations. It's heavily wooded w/gentle topography.



79.97 ± Acres - \$383,856 Caldwell County, NC

Near Blowing Rock, just N. of Lenoir! Mostly wooded w/creek, pasture, 1,400' elevations, homesite possibilities, road frontage on US Hwy 321 & Valway Rd. Buy as a whole or Seller will divide into 49.93± Ac. on eastern side or 30.04 Ac. on western side

WHO WE ARE . . .

Mountain Land Company is a small family owned company providing exceptional service to those interested in buying or selling large parcels of land here in the Blue Ridge Mountains of North Carolina.

These are two of the **LARGEST** land tracts currently for sale in Caldwell County!

Looking for investment or development quality land? You've found it here! Whether you prefer the heavily wooded and rugged terrain of the 767 acres or the gently rolling and sloping topography of the 1140 acre property - both are a rare opportunity to own a LARGE piece of mountain land.



767.7 ± Acres - \$6,800,000
Now \$6,499,000
Caldwell County, NC

Located on Richlands Road, just off Hwy 321, it offers paved road frontage, trails, bold springs and views of Grandfather Mountain!



1140.13 ± Acres - \$6,900,000
Caldwell County, NC

LARGEST tract of land currently for sale in Caldwell County! Just 8 miles from Lenoir, convenient to Hickory & Blowing Rock. It offers river frontage, paved road frontage, miles of roads and trails on property, views, hunting cabin and entertainment pavilion.



Paul Christian Breden
“Land’s Best Friend”

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In his inspiring book “ILLUSIONS” –
Richard Bach wrote:

“You are never given a wish without also being given the power to make it true. You may have to work for it however.”

If you've ever dreamed of owning a large parcel of mountain land, but haven't yet done the work to make it so, please Email or call today.

What about price?

One aspect of buying land that is sure to be of interest to you is price. For a landowner who is selling, there are two possible prices – what the seller wants to receive and what the buyer is willing to pay. Those two prices are known as the *asking* price and the *sale* price. The first is what the seller wants, while the 2nd is the final actual sale price.

Landowners who price their property (asking price) at fair market value, often attract a buyer looking for a “fair” price. In that case the property sells for 100% of the asking price.

Buyers on the other hand generally look at a number of different properties before making a purchase decision. As a result they tend to recognize a property priced higher than fair market value.

In that situation, provided the property does meet their objectives, they may make a purchase Offer that is lower than the asking price. The resulting Offer is then presented to the landowner, who may choose to accept or reject the Offer, or make a counter-offer. This process continues until both buyer and seller reach agreement on an acceptable sale price.

Buyers often ask us why there is so much difference in price between one property and another. Our answer is that when listing a property, we show the landowner what buyers have paid for similar properties in the past. This provides them with a baseline upon which to price their property.

In other words, it is the landowner who decides the asking price, not the broker. It is the broker's job to present all listed properties to buyers, who then make their own decision on pricing.

Want to know more - visit our extensive website at: **www.mountains4sale.com** - there you'll find photographs, topo maps, aerial photos and details about each property - or call Paul at 828-263-2340 or Email : **buymountainland@gmail.com**.

You may also want to download Paul's “CAROLINA DREAMING” manual that includes everything Paul would tell you about buying land if you spent the day with him looking at properties.

Ready to put your dream to work? Get started today!

Major Price Reductions!



21 ± Acres - \$161,000
Wilkes County, NC

Located 5 minutes from the Blue Ridge Parkway, this Broker Owned property offers paved road frontage, nice views, homesite possibilities, large open meadow and a **BOLD** trout stream. Convenient to Boone & Wilkesboro.



SAVE \$206,000!
Possible Owner Financing!
104.5 ± Acres - Wilkes County, NC
Originally \$881,000
NOW ONLY \$675,000
Offers 3,600' frontage on W. Prong of Roaring River, open farmland, meadows, fencing, gated entrance. Ideal for horses or cattle.



SAVE \$63,000
23.9 ± Acres - Wilkes County, NC
Originally \$149,000
NOW ONLY \$86,000

Located off Rock Creek Church Road, this Broker Owned property offers paved road frontage, homesite potential, stream, wooded areas and several acres of pasture land.



SAVE \$121,000
108.29± Acres - Avery County, NC
UNDER CONTRACT!
... views, trails, paved road frontage, 3,000' elevations. Just 30 minutes from Boone!



SAVE \$46,000!
41.91 ± Acres - Wilkes County, NC
Originally \$421,000
NOW ONLY \$375,000

Off Blue Rdg Pkwy on Big Ivy Rd. Heavily wooded w/LARGE pond, RV site, and trails. Convenient to Boone & Blowing Rock!



SAVE \$402,000!
120 ± Acres - Ashe County, NC
Originally \$1,375,000
NOW \$973,000
Mountain Farm w/3,000'+ elevations, privacy, views, farm house, guest cabin, wine cellar, barns, outbuildings. Christmas tree potential!



SAVE \$14,900!
53.2 ± Acres - Caldwell County, NC
Originally \$159,900
NOW ONLY \$145,000

Adjoins PISGAH NATIONAL FOREST! Near Collettsville. Wooded & secluded w/views, stream, trails, state road frontage & rock outcroppings.



SAVE \$391,304!
132.3 ± Acres - Alexander County, NC
Originally \$787,304
NOW ONLY \$396,000!
15 minutes from I-77 in Union Grove!
Paved road frontage w/springs, stream, & nice long-range views!



SAVE \$154,120
55.61 ± Acres - Caldwell County, NC
Originally \$485,000
NOW ONLY \$216,879

Located only about 7 miles from Blowing Rock! Near Boone & Lenoir. Heavily wooded w/views, trails, road frontage and homesite possibilities.



SAVE \$553,000!
259.9 ± Acres - Ashe County, NC
Originally \$1,551,000
NOW ONLY \$998,000
Private Mountain Farm w/farm house, outbuildings, open fields, large creek throughout property & elevations up to 3,600'! Ideal for cattle, horses or farming!



SAVE \$270,819!
96.69 ± Acres - Originally \$493,119
Ashe & Wilkes Counties, NC
NOW ONLY \$222,300

Located about a mile off Blue Ridge Parkway. Wooded w/views, 2,600' elevations, and road frontage.



SAVE \$119,000!
276.8± Acres - Burke County, NC
Originally \$1,110,000
NOW ONLY \$991,000
Minutes from South Mountains & Lake James - only 45 minutes from Asheville! Wooded and open w/, 1,200' elevations, road frontage, fenced pasture land and views of South Mountains!