

***41 +/- Acre RV Campground in Whittier
Lake, Pond, and Beautiful Whitewater Creek!***



- 41+/- acres with established RV campground, lake, pond, and a creek!
- Easy paved access, minutes to Sylva and close to Cherokee
- Tucked away, but a short distance off highway 74
- Variety of existing structures and a house on the property
- Lots of potential for enhancement or development!
- Beautiful woods and meadows in a scenic waterfront setting

***Offered for \$795,000
MLS# 3772182***



Mountain Home Properties www.mountaindream.com

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Land Property Client Full

74 Toohow Road, Whittier NC 28789

MLS#: 3772182	Category: Lots/Acres/Farms	Parcel ID: 7622-74-9886	List Price: \$795,000
Status: Active	Tax Location: Jackson	County: Jackson	
Subdivision:	Tax Value: \$644,590	Zoning Desc:	
Zoning: R-1 Com		Deed Reference: 1734-840	
Legal Desc: TOOHOW CAMPGROUND			
Elevation: 2000-2500 ft. Elev.			



General Information

Type: **Acreage**
Can be Divided?:
\$/Acres: **\$19,296.12**

Land Information

Approx Acres: **41.20**
Acres Cleared:
Acres Wooded:
Approx Lot Dim:
Min Sqft To Build: **0**
Prop Foundation:
Lot Desc:

School Information

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

Utility/Plan Information

Sewer: **Septic Installed**
Water: **Well Installed**
Outbuildings: **Yes**
Dwellings: **Yes**
Bedrooms Septic:

Other - See Media/Remarks
Cleared, Creekfront, Flood Plain, Lake, Level, Steep, Water view, Waterfront, Wooded

Additional Information

Prop Fin: **Cash, Conventional**
Transaction Type: **For Sale**
Ownership: **Seller owned for at least one year**
Special Conditions: **None**
Road Responsibility: **Publicly Maintained Road**
Additional Parcels: **7622-84-8946**

Recent: **08/09/2021 : NEWS : ->ACT**

Features

Waterbody Name: **Creek**
Lake/Water Amenities: **Dock - Community, Paddlesport Launch Site - Community**
Fixtures Exceptions: **No**
Comm Features: **Lake**
Access: **Paved Road, State Highway**
Suitable Use: **Commercial, Multi-Family, Private Estate, Residential, Subdevelopment**
Subject To HOA: **None**

Remarks

Public Remarks: **41 +- acres, RV campground, lake and pond, beautiful whitewater creek with easy paved access. Just minutes to Sylva and close to Cherokee, a short distance off Hwy. 74 yet tucked away. A variety of older existing structures and house. Lots of potential for enhancement and development! Beautiful woods and meadows in a scenic waterfront setting. A very hard-to-find property.**
Directions: **From Asheville take I-40 west to exit 27. Hwy. 74 past Waynesville and just past Sylva turn right on Dick's Creek Rd. Go about a 1/2 miles to Lake Toohow Rd. on right and into the property**

Listing Information

DOM: **0** CDOM: **0** Closed Dt:
UC Dt: DDP-End Date: Close Price: Slr Contr:
LTC:

Prepared By: Stacy Wienke

Land Property Photo Gallery
74 Toohow Road, Whittier NC 28789

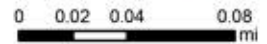
MLS#: [3772182](#)

List Price: \$795,000



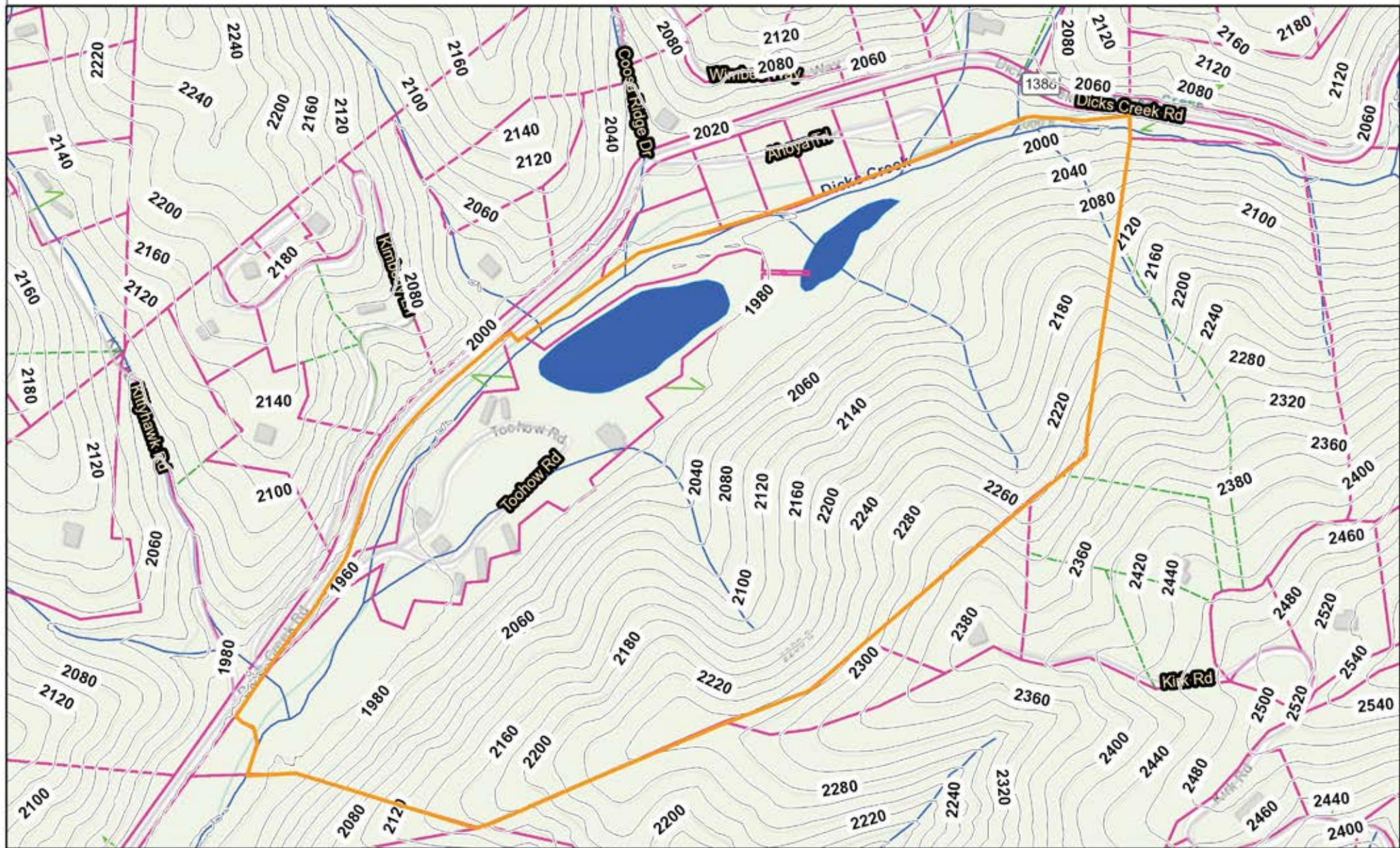


Toohow Campground



"WARNING: THIS IS NOT A SURVEY!"
 This map is prepared for inventory of real property within Jackson County. It is compiled from recorded deeds, plats, and public data records. Users of this map are hereby notified that the aforementioned public information sources should be consulted for verification. Jackson County or any County representative assumes no legal responsibility for the contents of this map.

Toohow Campground



- | | | |
|---------------------|-------------------|--------------|
| — Contours 20ft | — Hooks | □ Parcels |
| — Centerlines | — Leader Line | ■ Water Body |
| Parcel Lines | — Lot Line | — Stream |
| — Easement | — Subdivision ROW | |



0 0.02 0.04 0.08
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