

FRANKLIN, NORTH CAROLINA (MACON COUNTY)  
PRIME MOUNTAIN REAL ESTATE OVERLOOKING NANTHALA  
NATIONAL FOREST AND WINDING STAIR GAP

# REAL ESTATE AUCTION

**282± ACRES**  
**OFFERED IN 13 TRACTS**  
RANGING IN SIZE FROM 4 TO 75± ACRES

**30 MINUTE DRIVE TO  
LAKE CHATUGE**

**AUGUST 17 AT 11:00 AM**  
**LIVE AND ONLINE**

**AUCTION HELD AT ROBERT C. CARPENTER COMMUNITY BUILDING  
1288 GEORGIA ROAD, FRANKLIN, NC 28734**



NC #7560

**CALL TODAY**

**RUSSELL SENEFF, ASSOC. BROKER 540.765.7733 (MOBILE)**

**JIM WOLTZ, BROKER 540.353.4582 (MOBILE)**

**800.551.3588**

**VISIT [WOLTZ.COM/AUCTIONS/1018/](http://WOLTZ.COM/AUCTIONS/1018/)**



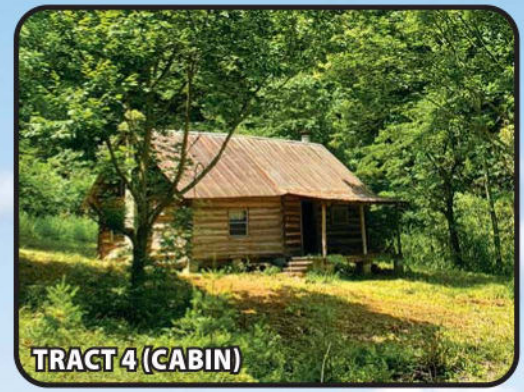
**Murray Wise  
ASSOCIATES LLC**

**5% BUYER'S PREMIUM**

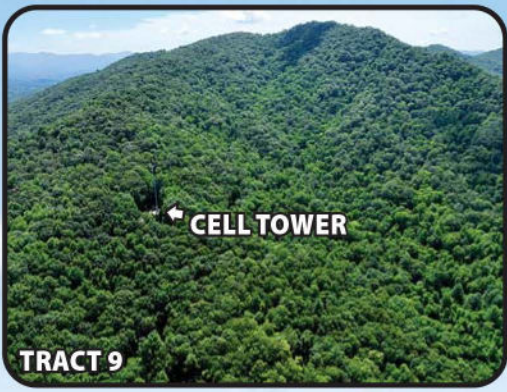
**NC #C23047**



BOUNDARIES ARE APPROXIMATE



TRACT 4 (CABIN)



TRACT 9  
CELL TOWER



TRACT 5



TRACT 3

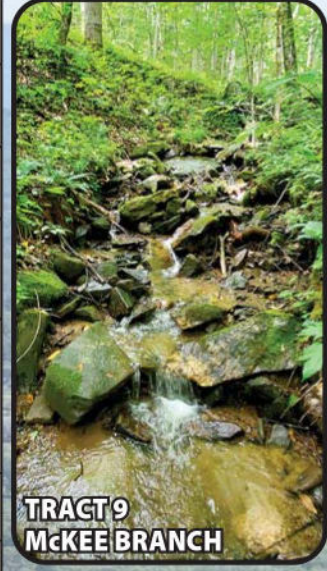


TRACT 2

**Preview at your leisure. Auctioneers will be on-site Saturdays & Sundays July 29, 30 and August 5, 6 and Wednesday August 16 from 1 to 5 PM. Preview will be held at The Cartoogechaye Church of God at 108 Charles Nolen Road across from property on Hwy 64. We will be set up under a tent. Bring you ATV or side by side for viewing.**

**VISIT WOLTZ.COM/AUCTIONS/1018/ BOUNDARIES ARE APPROXIMATE**

TRACT	ACREAGE (±)	DESCRIPTION
1	4.31	Great building site and farm field, little piece of woods and McKee Branch frontage, Charles Nolen Road frontage
2	4.82	Great building site, all open land, McKee Branch frontage, Charles Nolen Road frontage. Big mountain views
3	9.66	Open and wooded land, amazing views, Feldspar mineral digging hole, McKee Branch frontage; US Hwy 64 frontage
4	4.21	Old log cabin, wired for generator, galvanized fireplace, cement/block flue, Ashley wood stove, Jackson Furniture wood cook stove; 2 American Chestnuts (blight free), open and wooded land, spring fed by gravity, pond, McKee Branch frontage. A must-see tract
5	15.67	Ever flowing spring, nice Appalachian forest of growing timber with tons of potential for building, McKee Branch frontage
6	7.39	Ever flowing spring, prime cabin site, open and wooded land. Lots of wildlife and good hunting
7	10.91	Old cabin with oil lamps and good stone fireplace, spring, growing timber and seclusion, McKee Branch frontage
8	7.20	Ever flowing spring, mostly wooded with a little open land, nice cabin sites
9	20.2	Beautiful Mountain Tract, wonderful Appalachian Hardwood forest of growing timber. Income producing cell tower (See lease details at woltz.com)
10	27.23	Some McKee Branch frontage and spring-fed branch with premium building sites, trails and excellent hunting
11	44.53	Beautiful tract of hardwoods with a nice long ridge for an amazing cabin site. Great hunting, big views, lots of hiking trails
12	51.34	Mountain paradise here, nice cabin sites, growing timber, elevations up to 3,500'. Lots of hiking trails
13	75.1	Elevations up to 3,500', awesome mountain property, spring-fed branch through property with growing timber and big mountain views



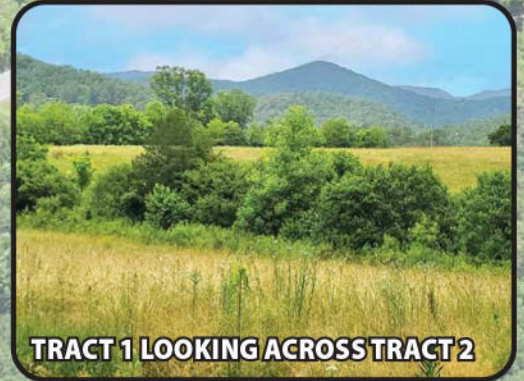
TRACT 9  
MCKEE BRANCH



TRACT 8



TRACT 7 (CABIN)



TRACT 1 LOOKING ACROSS TRACT 2



TRACTS 11, 12 AND 13



TRACT 8



TRACT 11



TRACT 10

# FRANKLIN, NORTH CAROLINA (MACON COUNTY)

# REAL ESTATE AUCTION

## AUGUST 17 AT 11:00 AM



**5 MINUTE DRIVE TO THE APPALACHIAN TRAIL**

### DIRECTIONS TO PROPERTY

From Franklin, NC: Take Murphy Rd (US 64) West for 6.1 miles make a U-Turn at W Old Murphy Rd onto Murphy Rd East (US 64). Go for 0.4 mile. Property is on the right. Watch for signs. Entrance for tracts 3-10. Continue US 64 E for 0.25 mile to entrance for tracts 9-13 (Love Cove Rd).

### BASIC TERMS & CONDITIONS OF AUCTION

- REGISTRATION:** Bids will be accepted only from registered bidders. Registration begins at 10:00 AM. Please bring a driver's license for identification.
- AUCTION SALE:** All Auction Tracts will be sold subject to seller confirmation of the high bid. **All confirmed sales are final.** All property is auctioned "AS IS, WHERE IS" with all faults in its condition at the time of sale without recourse by way of refund, reduction of the purchase price, or otherwise. Bidders should perform such independent investigation with respect to the property as they deem necessary or appropriate.
- LIABILITY:** Bidders inspecting property enter at their own risk. Auction Company and Sellers assume no risk for bodily injury or damage to personal property.
- BIDDING:** Qualified bidders may bid on individual tracts or any grouping of tracts. The auctioneer will determine all bid increments. All decisions by the auctioneer regarding bid acceptance are final.
- ANNOUNCEMENTS:** Announcements on day of sale take precedence over all prior releases, verbal and written, concerning this auction sale.
- BUYER'S PREMIUM:** The Buyer's Premium on the real estate is 5% of the high bid amount. The Buyer's Premium will be added to the high bid to determine the final sale price.
- REAL ESTATE DEPOSIT:** A deposit in the amount of ten percent (10%) of the contract sale price will be required on day of sale. The deposit is payable by cash, cashier's check, wire or pre-approved personal check payable to Woltz & Associates, Inc. Escrow Account. The balance of the purchase price is due at settlement on or before October 16, 2023.
- BROKER PARTICIPATION:** Any appropriately licensed North Carolina broker whose agent properly registers the successful high bidder will be paid a 2% commission based upon the high bid, and will be paid at settlement by the Seller. Applications must be on a Woltz & Associates, Inc. Broker Participation Application form. Form available at woltz.com.

**SEE WOLTZ.COM/AUCTIONS/1018/ FOR FULL TERMS AND CONDITIONS AND LINKS TO RECREATIONAL POINTS OF INTEREST**

282± ACRES OFFERED  
IN 13 TRACTS

TRACT 3



**REAL ESTATE AUCTION**  
THURSDAY, AUGUST 17 AT 11:00 AM  
**LIVE AND ONLINE**  
FRANKLIN, NORTH CAROLINA (MACON COUNTY)

Presorted  
First Class  
U.S. Postage  
PAID  
Salem, VA  
Permit #126

Jim Woltz, Broker (NCAL #5283)  
Russell Seneff, Assoc. Broker (NCAL #4522)  
Woltz & Associates, Inc.  
23 Franklin Road  
Roanoke, VA 24011  
www.woltz.com  
NC#7560 A1018