



## THE CANE RIVER PROPERTY



**RLI** | Rural Land Investments

65 Lucille Lane, Ramseytown, NC  
695.61 Acres  
\$ 3,315,000



## *Property Features*

- Bound by one half mile of frontage on the Cane River on the west-side and the Cane Mountain ridge line to the east.
- Several outbuildings are located on the property, including a barn measuring approximately 80' x 75' and a historic church measuring approximately 50' X 35'.
- Ideal for horse farm or small cattle operation.
- 1.5 Miles of road frontage on Highway 19W.
- Approximately 30 Acres of open land.
- Balance of Mature Pine and Hardwood, with many trees achieving diameters greater than 30 inches.
- 16 Miles from Wolf Laurel Ski Area, 40-mile from Asheville and Johnson City, TN.
- Access to the Appalachian Trail at Spivey Gap is within 7 miles and 28 miles to the beautiful Roan Highlands.



## *A Gift of Nature*

The Cane River Property is a natural treasure in Yancey County, North Carolina. Native hardwoods and secretive pockets of natural pines grace nearly 700 diverse acres. The property is bound to the west by a half mile of frontage on the Cane River and to the east by the Cane Mountain ridgeline. At nearly 4,000 feet of elevation, Julius Knob is the highest point on the property and offers stunning views of ridgelines extending into Tennessee. Pounding Mill Branch, and several other small creeks form on the property and flow into the Cane River. Smallmouth Bass and hatchery-supported trout are waiting for the carefully placed fly. Countless non-game species fill the forest, as do deer, grouse, turkey, and bear. Old trails wind through the property with minimal disturbance, yielding quiet recreational access with only the sounds of nature to hear.



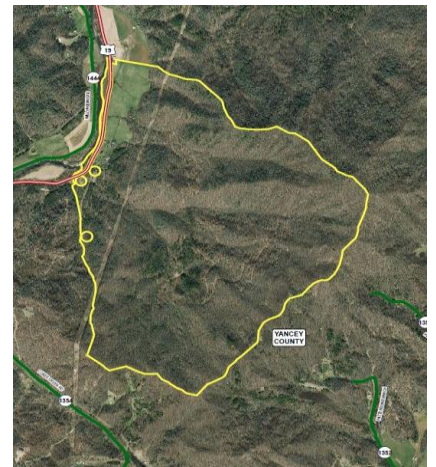
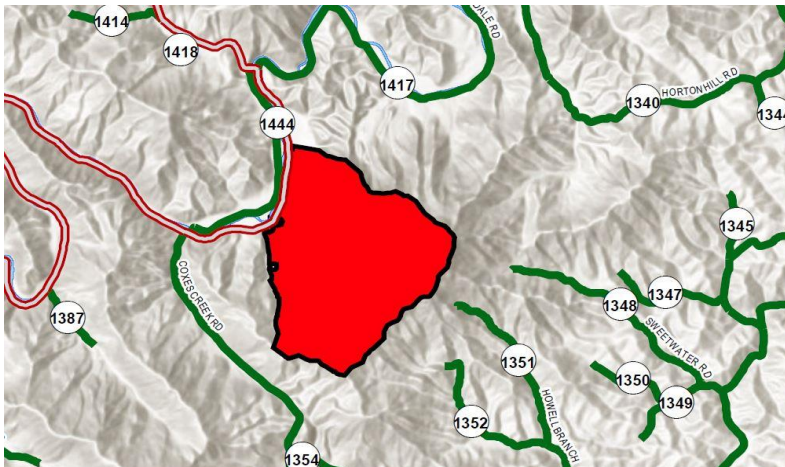
## *Gratitude through Stewardship*

The Cane River Property has provided generations of natural bounty and earned the delicate management it receives today. The forest has been managed with the goal of sustainability, with limited harvests aimed at improving overall health. Most of the property is stocked with mature hardwoods, with many trees achieving diameters greater than 30 inches. Continued prudent forest management can provide periodic income through harvests and diversify habitat for wildlife or the forest can be left to recycle naturally while storing carbon and water. At lower elevations along Highway 19, 30 acres are used for hay production and provide a chance encounters with wildlife along the tree line. Several outbuildings on the property, including a historic church (approximately 50' x 35') and a barn (approximately 80' X 75'), are reminders of a more-simple existence centered around the careful placement of tillable earth.



## *Removed from Commotion, Connected to Convenience*

With one half mile frontage on Highway 19W, the Cane River Property has easy access to Burnsville, NC only 12 miles away. Asheville, NC and Johnson City, TN are both about 40 miles away and offer beautiful drives to the south or north. Wolf Laurel Ski Area is only 16 miles away and access to the Appalachian Trail with a 28-mile drive to the beautiful Roan Highlands.



## *Web Resources*

For additional information:

<https://rurallandinvestment.com/listings/the-cane-river-property/>

For a video tour: <https://vimeo.com/459175698>

## *Shown By Appointment Only*



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