



Peaks Bald Estates

Real Estate Investment Opportunity

Recorded Final Plat Subdivision

29 One Acre + Lots Plus Additional 28 Acre Potential For Additional Lots

Executive Summary Peaks Bald Estates.

Peaks Bald Estates sits on 71 acres of land that back up to thousands of Acres of the Nantahala National forest in the Cowee Mountain area of the North Carolina Smoky Mountains. The property has 29, 1 acre + home sites along with approx 28 acres of undeveloped land that can be used as a phase II development for Peaks Bald Estates or as a Conservation easement (Please see the article below to see the benefits of have a conservation easement as part of your investment plan).

The 71 acres was purchased in 2006 by Peaks Bald Land LLC. Within 3 months of closing Peaks Bald Development LLC commenced developing the property. By spring of 2008 the project was complete

Peaks Bald Estates is a fully developed subdivision with power by Duke Energy, phone conduit by Verizon, septic permits and erosion control plans approved and implemented by the Swain County.

The Keys That Make This A Solid Turn Key Investment Opportunity

- Turning conservation easements into tax credits. Peaks Bald has approximately 28 acres of conservation area that can be used for tax deductions by designating the property back to the government. (Please consult your tax accountant for exact numbers)
- Purchase Peaks Bald Land and Peaks Bald Development LLC's as a turn Key investment.
- All permitting and erosion control plans have been approved and implemented.
- Peaks Bald Estates is a finished subdivision with a final plate approved by Swain County.

- Buying land in Swain County can be a challenge because very little of the land is privately owned. In all, 87% of the county – over 500 square miles – is owned by the federal government, either as part of the Great Smoky Mountains National Park or U. S. Forest Service.

The remaining 13% is highly valued because the stunning views that make this land so beautiful won't be consumed by development. Of course, this scarcity tends to drive prices up as there are usually more people who want to buy land in the county than there are people willing to sell it.

Located just outside of Bryson City, North Carolina this property is in a perfect location to enjoy the activities of Bryson City as well as neighboring Cherokee and Asheville.

PRIME LOCATION

In The Natural Beauty Of The Smoky Mountains, North Carolina

The Peak's Bald development offers a location that is close enough to make activity easy, yet far enough away for those who want to get away. Located near the town of Alarka high upon the mountain, it is easy to forget the hustle and bustle of other areas of the country.

Mileage Distance to Major Areas

Atlanta, GA	156 miles
Asheville, NC	64 miles
Charlotte, NC	192 miles
Columbia, SC	212 miles
Gatlinburg, TN	45 miles
Greenville, SC	117 miles
Knoxville, TN	87 miles
Nashville, TN	266 miles
Winston-Salem, NC	207 miles



Driving Directions

Heading SouthWest from Bryson City on the Great Smoky Mountain Expressway, it is only a short distance to the next exit, where you will take a left on Alarka Road heading East. Follow Alarka Road until you hit Deep Gap Road and take a right, then it is a short distance to Jones creek Road on your right, and you are moments away from the Peak's Bald development.