

Customer w/Gallery

**Vacant Land**  
**69534 Active****L\$5,500,000**

<b>Addtl Status:</b>			
<b>Area:</b>	Big Ridge		
<b>Subdivision:</b>	Sims Valley		
<b>Lot Size/Acres:</b>	192.320		
<b>Lake/Stream:</b>	Lake Glenville		
<b>Township:</b>	Hamburg	<b>County:</b>	Jackson
<b>Section:</b>		<b>Lot #:</b>	1-71+/-
<b>Subdividable:</b>	Yes	<b>Road Frnt Feet:</b>	
<b>Farming Lease:</b>	No	<b>Septic/BRS:</b>	
<b>City Limits:</b>	No	<b>Club Mem Req:</b>	No
<b>Road Maint:</b>	No	<b>Road Maint Fee:</b>	\$.00
<b>Zoning:</b>	No	<b>Zoning Type:</b>	
<b>Flood Plain:</b>	No	<b>Srch Acres:</b>	50+

<b>Deed Rest:</b>	Yes	<b>HOA:</b>	No	<b>Tot Ann Fee:</b>	0	<b>Fee Year:</b>	2010
<b>Deed Bk/Pg:</b>	1562 / 759	<b>PIN:</b>	7565-67-8619	<b>Portion/All of PIN:</b>	All	<b>Taxes:</b>	\$.00
<b>Tax Year:</b>	2010						

**FEATURES****Amenities:** Clubhouse , Gated Access , Paved Access , Pavilion , Picnic Area , Pool , Walking/Bike Trails**Fees:** Other-See Remarks**Docs on File:** Other-See Remarks**View:** Exceptional , Great , Long , Mountain**Water:** Private/Community**Sewer:** Septic Permit**Topography:** Gently Rolling , Partially Cleared , Steep**Frontage:** None**Financing:** Other-See Remarks**Remarks:** Fantastic investment opportunity! Sims Valley is a completed gated development with paved roads, community wells, walking trails, ponds, a beautifully completed clubhouse with swimming pool, fully restored old Sims family homestead as additional amenity, lookout pavilion, with fantastic views. There are currently +/- 62 lots available for sale.**PREPARED BY****JUDITH MICHAUD, BIC****Agent Cert. :****MEADOWS MOUNTAIN REALTY****450 NORTH 4TH STREET****HIGHLANDS, NC 28741****Email :** michaud@dnet.net**Direct Ph# :** (828) 526-1717**Other Ph# :** (828) 371-0730**Fax Ph# :** (828) 526-1711[www.meadowsmtnrealty.com](http://www.meadowsmtnrealty.com)<http://www.meadowsmtnrealty.com>

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**Photo Gallery List# V69534A**



Entrance



HCBOR 2010



Clubhouse



Clubhouse



Side of Clubhouse



HCBOR 2010

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**Photo Gallery List# V69534A**



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