



**0.52 Acres**

**\$10,000**

**Cherokee County, North Carolina**

landresellers.com/properties/776cf2a5927



## Property Details

**Property Types:** Land  
**State:** North Carolina  
**County:** Cherokee County  
**City:** Murphy  
**Zip:** 28906  
**Price:** \$10,000  
**Total Acreage:** 0.52  
**Property ID:** 776cf2a5927  
**Property Address:** 165 Hy Cobb Dr, Murphy, NC, 28906  
**APN:** 4479-00-66-4082-000

**Dimensions:** 43x247x201x188  
**GPS:** 35.0057, -84.090026  
**Subdivision:** Country Walk Estates III  
**CCRs:** Yes  
**Association Fees:** None  
**Roads:** Dirt  
**Power:** Available  
**Water:** Community Water available  
**Sewer:** Septic Required  
**Taxes:** \$119

Amazing 0.52 acre lot in Murphy, NC with power and water available, propane and septic required.

Public dirt road access, no HOA, no flood zone, mobile homes and farm animals are not permitted.

Property Address: 165 Hy Cobb Dr, Murphy, NC, 28906

Latitude/Longitude: 35.005700, -84.090026

County: Cherokee

Subdivision: Country Walk Estates III

Google Map - <https://goo.gl/maps/WD8oKbCp537xpbQQ9>

Directions: From Murphy, NC, Head southwest on Hiwassee St/Valley River Ave toward Church St, Slight right toward US-129 S/US-19 S/US-64 W/US-74 W, Turn right onto US-129 S/US-19 S/US-64 W/US-74 W, Turn left onto US-129 S/US-19 S, Turn right onto Price Weaver Rd, Turn left onto Country Walk, Turn left onto Hy-Cobb Dr, Continue to 165 Hy-Cobb Dr, property on the left.

PRICE: \$10,000 Plus closing costs

Permitted uses - No mobile homes. No farm animals

Property Description:

Nestled within the breathtaking landscapes of southwest North Carolina, this remarkable vacant lot at 165 Hy Cobb Dr, Murphy, NC, 28906, offers an extraordinary canvas for your ideal home. Encompassing a generous 0.52 acres, the property is perfectly situated to provide the tranquil retreat you've been dreaming of. Power is readily available, ensuring a seamless connection to the energy grid. The community water system is not only accessible but incredibly cost-effective, with an annual fee of just \$150 after tying into it. Please note that a septic system is required, and propane is necessary for gas, mobile homes and farm animals are not permitted on the property. The convenience of a public road with a private road maintenance agreement ensures that you can easily reach this property. The property resides in Flood Hazard Zone X, providing reassurance that the FEMA Floodway designation is "Out," reducing concerns about flood risks. Located outside the city limits of Murphy, this property is not subject to specific zoning regulations, granting you the freedom to shape your vision without unnecessary restrictions and no HOA so you have the freedom to make your dream home a reality.

Property Info

Power: Available

Sewer: Septic Required

Water: Community Water available and only \$150 a year after you tie into it

Gas: Propane Required

Telephone: Unknown

Cable: Unknown

Permits: None

Access: Public Road - Dirt

HOA: None

Violations: None

Survey: None

CCR's: Yes

#### Property Details

Parcel Number: 4479-00-66-4082-000

Property Type: Single Family Residential Vacant Land

Lot Size: 22,651 Sq Ft

Acreage: 0.52 Acres

Topography: Sloped

Dimensions: 43x247x201x188

Shape: Irregular

Zoned: There is no zoning outside the city limits of Murphy

FEMA Flood Hazard Zone: X

FEMA Floodway: Out

Yearly Tax Amount: \$118.62

Road Type: Gravel - Dirt

Road Maintenance: Private agreement

School District: Cherokee County Schools

Legal: LOT 13 COUNTRY WALK EST

I like to use this app when at the property to help find the corners

REGrid App - <https://app.regrid.com/us/nc/charlotte/notla/21772>

If you don't see the map, click the "X" in the upper right by the 3 bars (which will close the details window and show the map)

TaxCard - <http://www.cherokeeconomy-nc.gov:8080/TaxNet/AppraisalCard.aspx?idP=4127395&Action=Auto>

GIS Map - <https://maps.cherokeeconomy-nc.gov/GISweb/GISviewer/?marker=476495.1093749702%2C496001.52587889135%2C102719%2C%2C&markertemplate=%7B%22title%22%3A%22SHARP%20TROY%22%2C%22content%22%3A%22%3Cdiv%20class%3D'marker-feature-action-popup'%3E%3Cdiv%20class%3D'item%20clearFix'%3E%3Cspan%20class%3D'sub-title'%3E%3C%2Fspan%3E%3Cspan%20class%3D'val'%3E476495.1094%3C%2Fspan%3E%3C%2Fdiv%3E%3Cdiv%20class%3D'item'%3E%3Cspan%20class%3D'sub-title'%3E%3C%2Fspan%3E%3Cspan%20class%3D'val'%3E496001.5259%3C%2Fspan%3E%3C%2Fdiv%3E%3C%2Fdiv%3E%22%2C%22isIncludeShareUrl%22%3Atrue%7D&scale=2232.0041133462682/>

Photos - <https://photos.app.goo.gl/KNtKiU91shHhKw6A>

Cherokee County Building Code Enforcement

828-837-6730

<https://www.cherokeeconomy-nc.gov/150/Building-Code-Enforcement>

All properties are sold AS-IS. Buyer is to pay all closing costs and to do their own independent due diligence.

One or more members of corporation is a licensed real estate agent in the State of Arizona

## Seller Information



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