

An aerial photograph of a mountain ridge covered in a dense forest. The trees are in various stages of autumn, showing shades of green, yellow, orange, and red. The ridge runs diagonally across the frame, with a deep valley on the right side. In the background, more mountain ranges are visible under a blue sky with scattered white clouds.

Wilson Ridge Retreat

39.15Acres

Caldwell County, NC

\$485,000

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Activities & Amenities

ATV/Off Road
Borders Public Lands
Cycling/Mountain Biking
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/
Varmint, Small Game & Turkey
Outbuilding/Barn/Shed/Shop
Propane
Timber
Wooded

Land Details

Address: 4189 Bristol Place, Collettsville,
North Carolina 28611, USA
Closest Town: Lenoir
Total Acres: 39.15
Zoning: RA-20
Elevation: 1870-2470
Topography: Sloped
Estimated Taxes: \$2,890.67 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 2
Style of Home(s): Cabin and Manufactured
Stories: 1
Bedrooms: 4
Full Bathrooms: 3
Electricity Provider: Blue Ridge Co Op
Parking Types: Driveway
Total # of Spaces: 4
Outbuildings: 3
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace,
Radiant & Wood Stove
Appliances: Dryer, Refrigerator, Hot
Water Heater, Oven & Washer
Flooring: Carpet, Hardwood, Laminate & Tile
Siding: Cement, Log & Vinyl
Roofing: Metal
View: Mountain, Private, Scenic & Wooded



About This Property

Hayden Outdoors Real Estate presents the Wilson Ridge Retreat, a 39.15 acre rustic mountain getaway in the gorgeous Blue Ridge Mountains of North Carolina! Located minutes from fantastic trout fishing along Wilson Creek, this offering includes two homes, tons of privacy and scenic views of Grandfather Mountain!

Land

Located just off the historic Highway 90 in Caldwell county, this listing is made up of 4 parcels. One parcel is on Bristol Place that connects to Highway 90. This 3.13 acre parcel has a manufactured home on it as well as a covered wood shed. The other three parcels are further up the mountain by way of a gravel road that crosses property owned by the North Carolina National Forest Service! A 0.7 mile drive up the privately maintained gravel road brings you to the log cabin that sits up near the top of a gorgeous hardwood draw!

Big timber covers the property from start to finish. There are ATV trails used by the current owner throughout the year for recreation activities such as riding side-by-sides, hunting and hiking. The property is mountainous and steep in most places. Above the cabin on the western property line sits the Wilson Ridge Trail, this is a 12.2 mile loop trail that starts and ends in the town of Lenoir. It is utilized mostly by bikers, however quite a few people hike the trail as well.

Another great feature is the view of Grandfather Mountain! As you sit on the front porch of the cabin and look north, you will see one of North Carolina's most visited attractions, Grandfather Mountain! As the crow flies, it's only 9 miles north of the property.



Improvements

There are two homes that exist on the property. The home that sits at the bottom of the hill just off Highway 90 is a 3 bedroom, 2 bath manufactured home with tile flooring in the kitchen, laundry/utility room and all bathrooms. The living room has LVP flooring and all three bedrooms have carpet. The home is heated and cooled with a forced air cooling system. The water heater uses propane as its heat source. All furniture inside does convey with the sale.

Near the top of the property sits the rustic log cabin! It was built onsite in 1974 from trees harvested on the property and the logs were professionally chinked! Heart pine hardwood floors throughout the main floor were also harvested from the property. The main floor has a large living room with a breakfast nook area, kitchen, wood burning stove and brick fireplace, tongue and groove ceilings and wooden support beams. You can access the front porch as well as the back door as well. The bedroom has baseboard heat and full bath with a tile shower. Upstairs is a small loft that can be used for extra beds or storage. There is also a crows nest you can access from the loft. It has windows on all four sides and the current owners has used it for hunting! The spacious front porch gives you some of the most gorgeous views! On a clear day off in the distance you can see Grandfather Mountain! It is one of North Carolina's most popular attractions! And if you pull out a spotting scope or some really good binoculars, you can spot the famous Mile High Swinging Bridge at the Grandfather Mountain State Park! Power is ran up to the property and is supplied by the Blue Ridge CoOp and your water source is a spring located uphill and it is gravity fed down to the house. Underneath the outdoor covered shelter is an outdoor grill with rock foundation that has been used to cook many a steak and entertain family and friends over the years! Also located up away from the main cabin is a small wooden shed that was constructed at the same time as the cabin. It is made from same logs as the cabin. It is mostly used for storage. There are two 100 gallon propane tanks provide heat for the water heater.





Recreation

The mountains of North Carolina offer so many different forms of recreation! First off, the property itself offers great big game hunting due to the abundant wildlife in the area! Whitetail deer and wild turkeys are constantly seen moving about the property and of course, some big black bears have been known to make an appearance now and then.

You can also hike all over the property and you can jump onto the Wilson Ridge Trail that will take you down to the town of Lenoir and back!

Wilson Creek is a short 10 minute drive to the southwest. It offers several miles of great trout fishing! There are natural and delayed harvest sections that allow licensed fishermen to chase after some great browns, rainbows and brook trout!

You can also be in the towns of Blowing Rock and Boone, North Carolina in under an hour. Both towns offer tons of great recreational activities such as sight-seeing, amusement parks, hiking trails, fishing, horseback riding, snow skiing, camping and much more!





Water/Mineral Rights & Natural Resources

Most of the listing has a lot of mature timber scattered across the valleys and the ridgetops. No timber evaluations have been done, however a North Carolina forestry agent is a good resource for that type of information.

Region & Climate

This property is located in the high-elevation Appalachian Mountains and experiences some humid, warm weather as well as cool to cold. This change is more extreme than the rest of North Carolina. Expect hot summers with highs in the 80s and expect chilly falls and cold winters that offer good snow fall with temperatures in the 20s or even lower. Windy conditions can also be a factor.

History

The property is bordered by both the Pisgah National Forest and the Foothills Conservancy of North Carolina. Both entities thrive on conservation and none of that land will ever be developed. This area is part of the Appalachian Mountains and is also touching the Pisgah National Forest. Lumber mills and other industry used to thrive along Wilson Creek. Cherokee Indians used to reside all over this area and it was used as their hunting grounds due to the abundance of game.

Location

The closest town is the historic town of Blowing Rock, NC which is 16 miles north. Boone, NC is just a few miles further up Highway 321. The town of Lenoir is southeast of the property, approximately 17 miles. All of those towns offer tons of amenities and recreational opportunities! The closest airport is located in Greensboro, NC which is 107 miles to the east. Tri-Cities Airport is in Blountville, Tennessee and it is 109 miles northwest. Charlotte Douglas International Airport is 120 miles southeast.

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Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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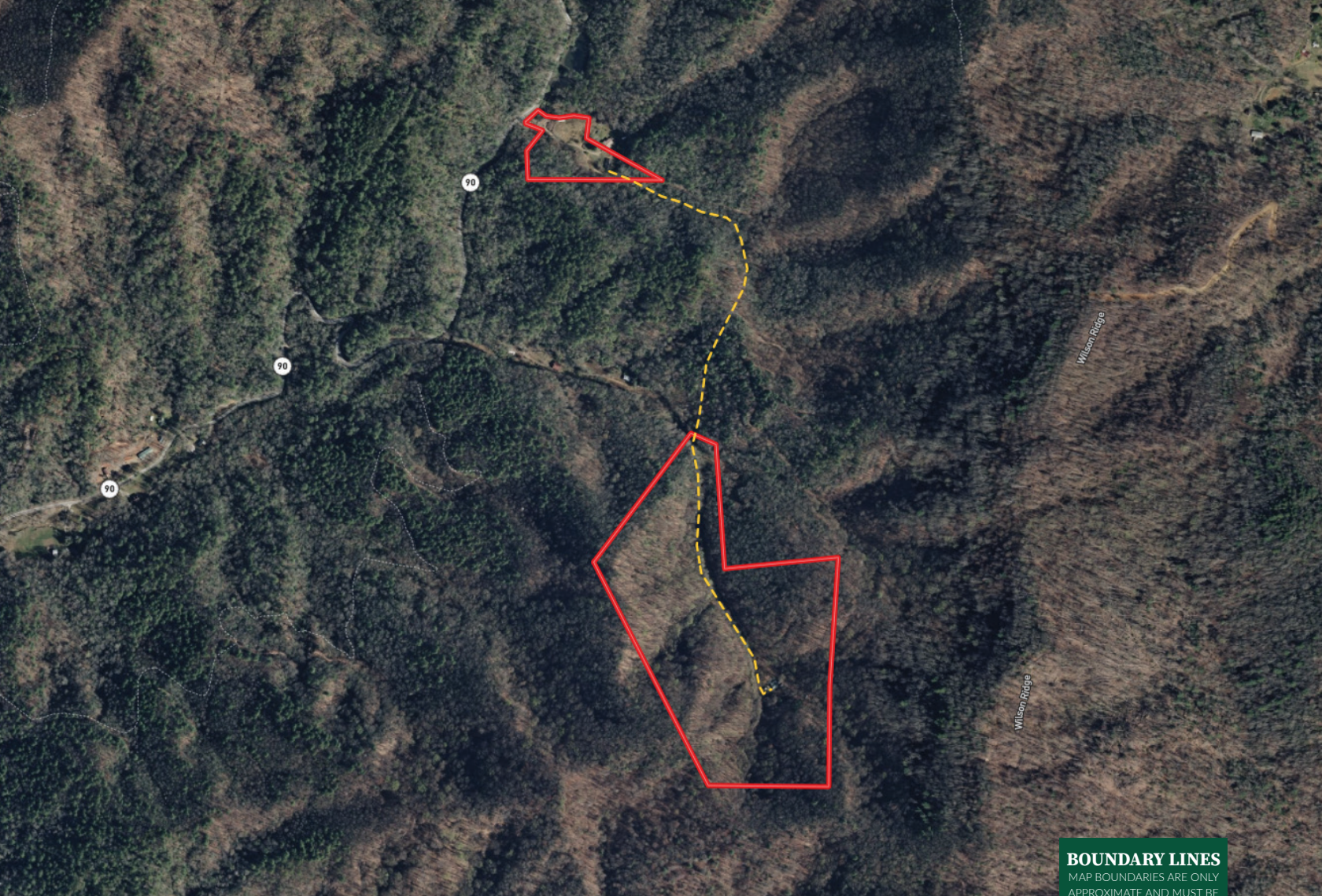




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- RICK STEINER, SELLER/BUYER

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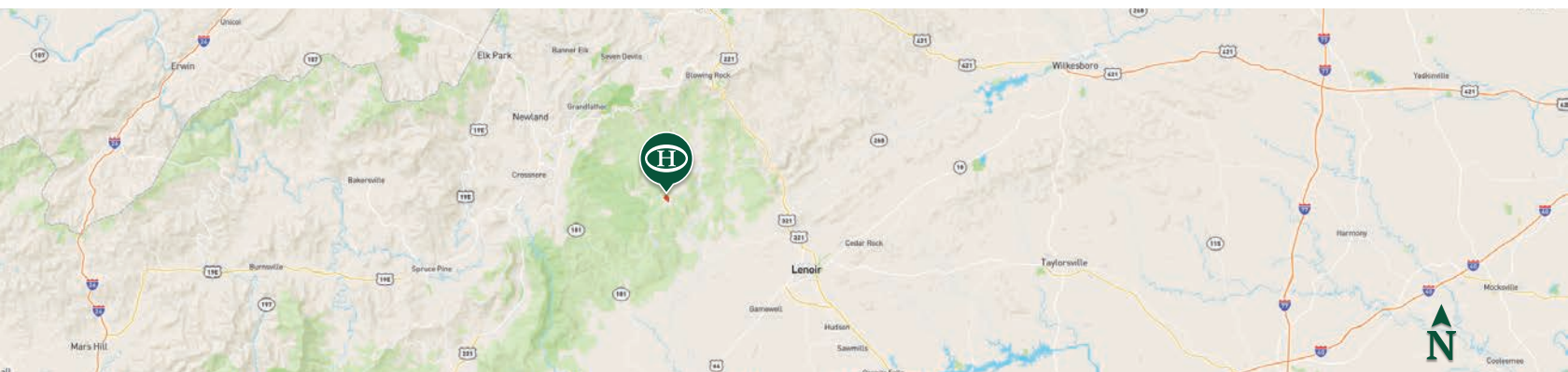




 Boundary  Road/Trail

BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



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