

Info Sheet Tr 147 Fall Branch Estates Cherokee

APN: 550200652616000

Legal Description: Tr 147 Fall Branch Est 1079/354

County: Cherokee

GPS Coordinates: 35.091066, -83.995806

Access: Divide Rd (Dirt Road)

Water: Well Only (To be installed by buyer)

Water Delivery Service: None

Power: [Murphy Electric](#)

Propane Delivery: [AmeriGas Propane](#)

Trash Service: None

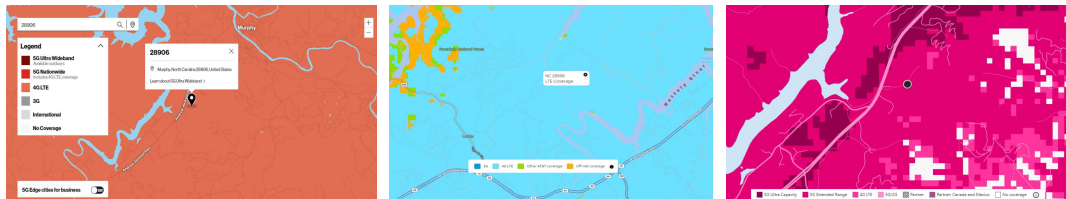
Sewage: Septic Only (To be installed by buyer)

Zoning: Residential

Annual Taxes: \$30.38

Property Tax Status: Current

Cell Service: Verizon: (4G LTE) , AT&T: (4G LTE), T Mobile/Sprint: (5G Capacity)



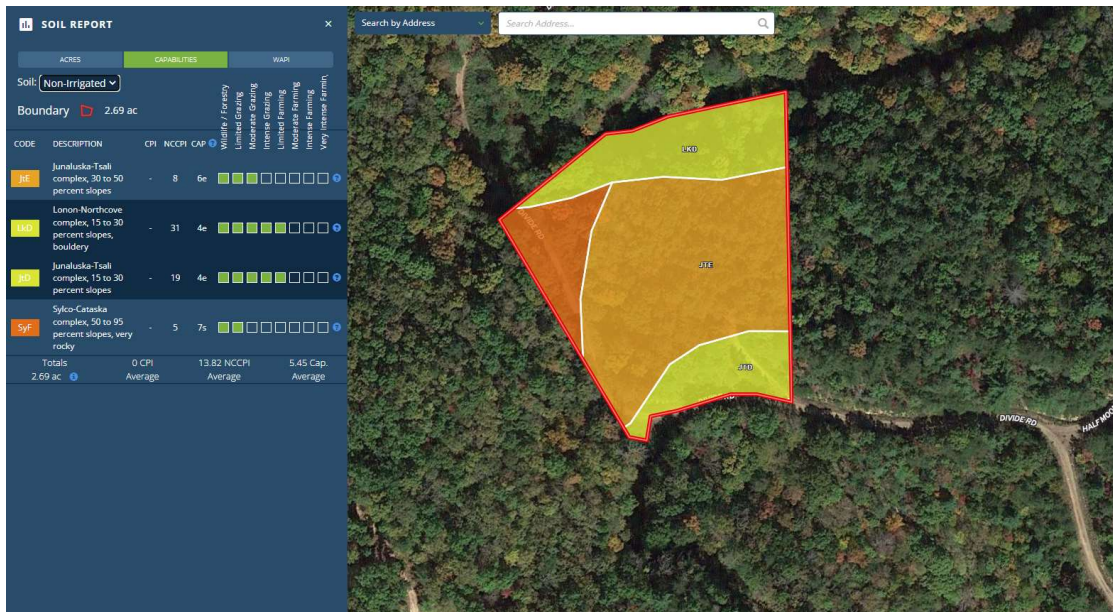
Internet Service: Viasat, EarthLink, Frontier

FEMA Flood Zone: Not in floodplain.

Wetlands: The Riverine System includes all wetlands and deepwater habitats contained within a channel. Surface water is present for extended periods. Classification code: R4SBC



Terrain and Soil: Junaluska-Tsali complex, 30 to 50 percent slopes. Junaluska-Tsali complex, 15 to 30 percent slopes. Good for limited farming.



Trees: Unknown species of trees covered the whole property.

Google Maps link: <https://goo.gl/maps/NhrnifN5Kk3METHaA>

Mapright Link: <https://mapright.com/ranching/maps/19bfb2ef43190ea95576b2acf7c03994/share>

HOA: None

School District: Cherokee County School District

See Schools: <https://www.cherokeek12.net/>

Climate:

Annual high temperature - 85.3° F

Annual low temperature - 25.2° F

Average annual precipitation - 59.9 in

Average annual snowfall - 4.0 in

Nearby Places of Interest:

-Western Carolina Regional Airport - 21 mins away

-Union General Hospital - 33 mins away

-Valley Village Shopping Mall - 11 mins away

-Ingles Market - 11 mins away

-Cherokee Historical Museum - 8 mins away

-Cherokee lake Recreation Area - 22 mins away

-Fall Branch Falls - 57 mins away

Building Restrictions and Land Use -

<https://www.cherokeecounty-nc.gov/156/Residential>

