

888 Country Club Road

Tryon, NC

WWE
WALKER · WALLACE
& EMERSON
REALTY



➤ WoodSpirit Ridge ➤



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& EMERSON
REALTY





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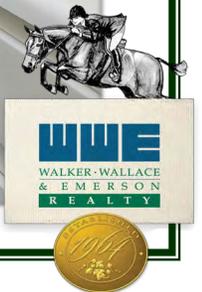
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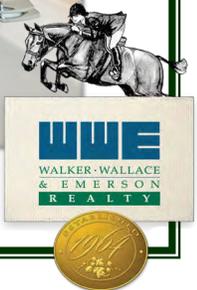
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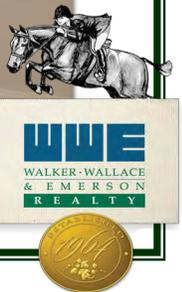




IWE
KER-WALLACE
EMERSON
REALTY









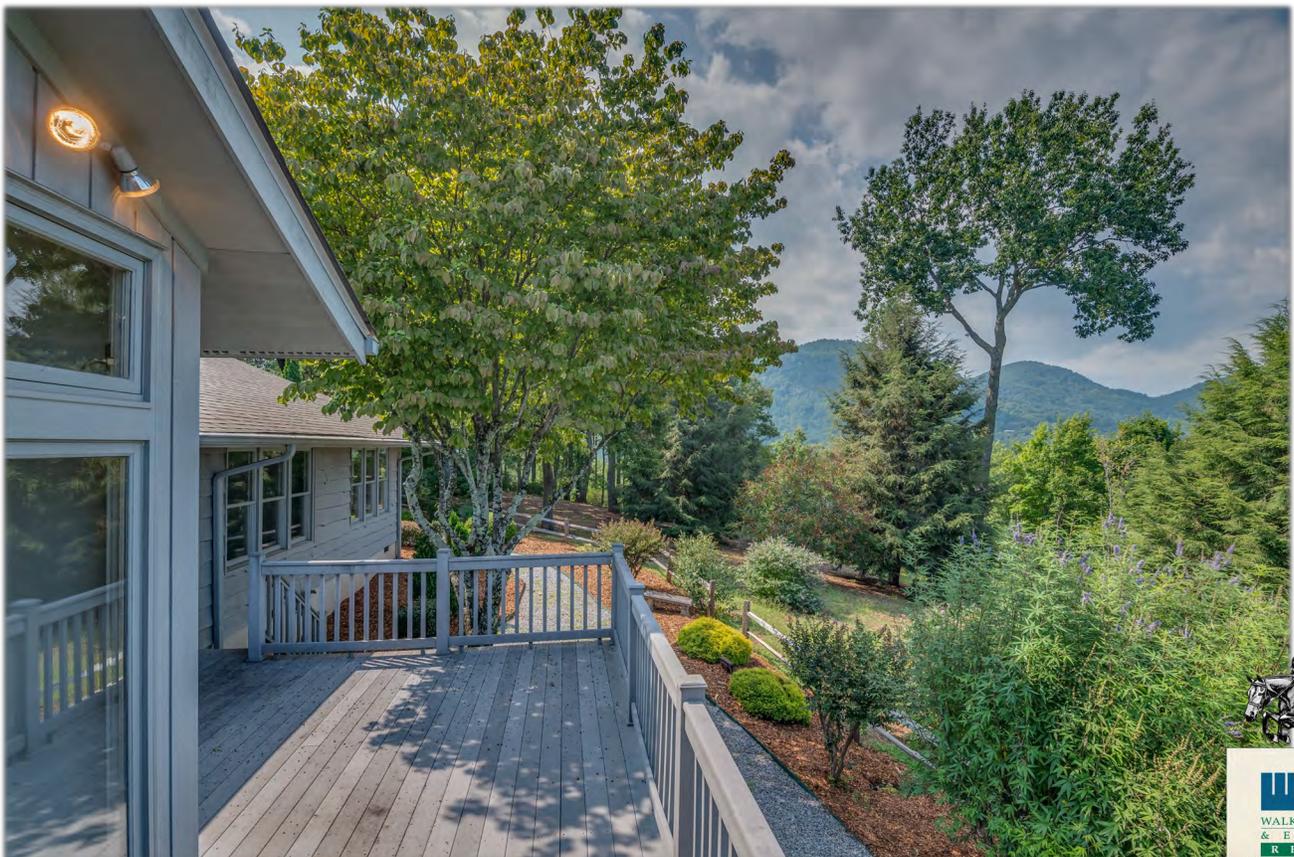
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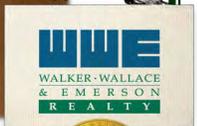




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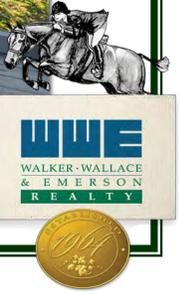
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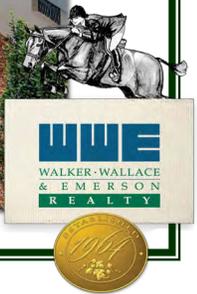






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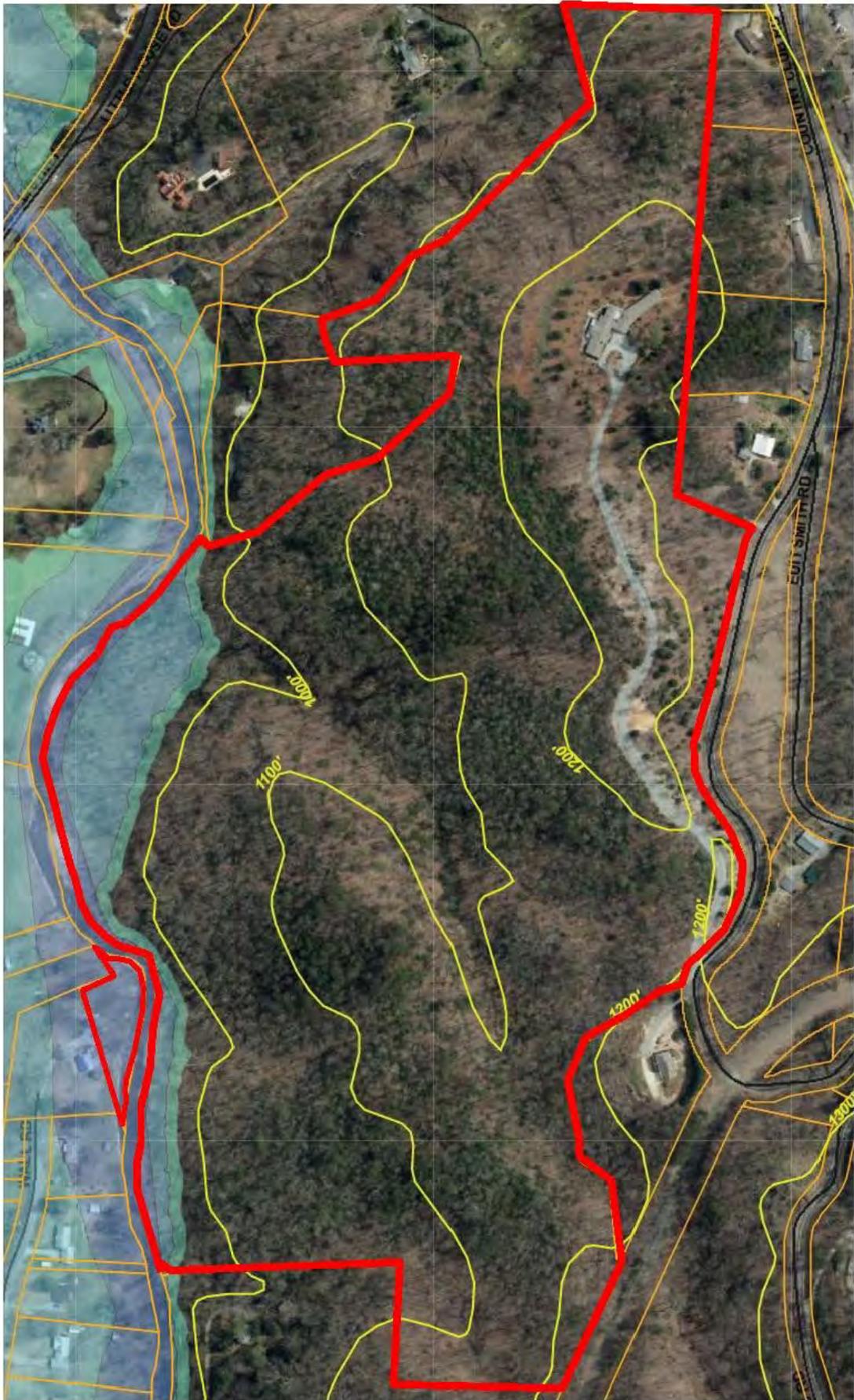






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NOTE: BOUNDARIES BASED ON POLK COUNTY REGISTRY.

NOTE: BOUNDARIES, EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE SEARCH PERFORMED BY BUTLER ASSOCIATES.

STATE OF NORTH CAROLINA

POLK COUNTY REGISTER OF DEEDS

REGISTER OF DEEDS

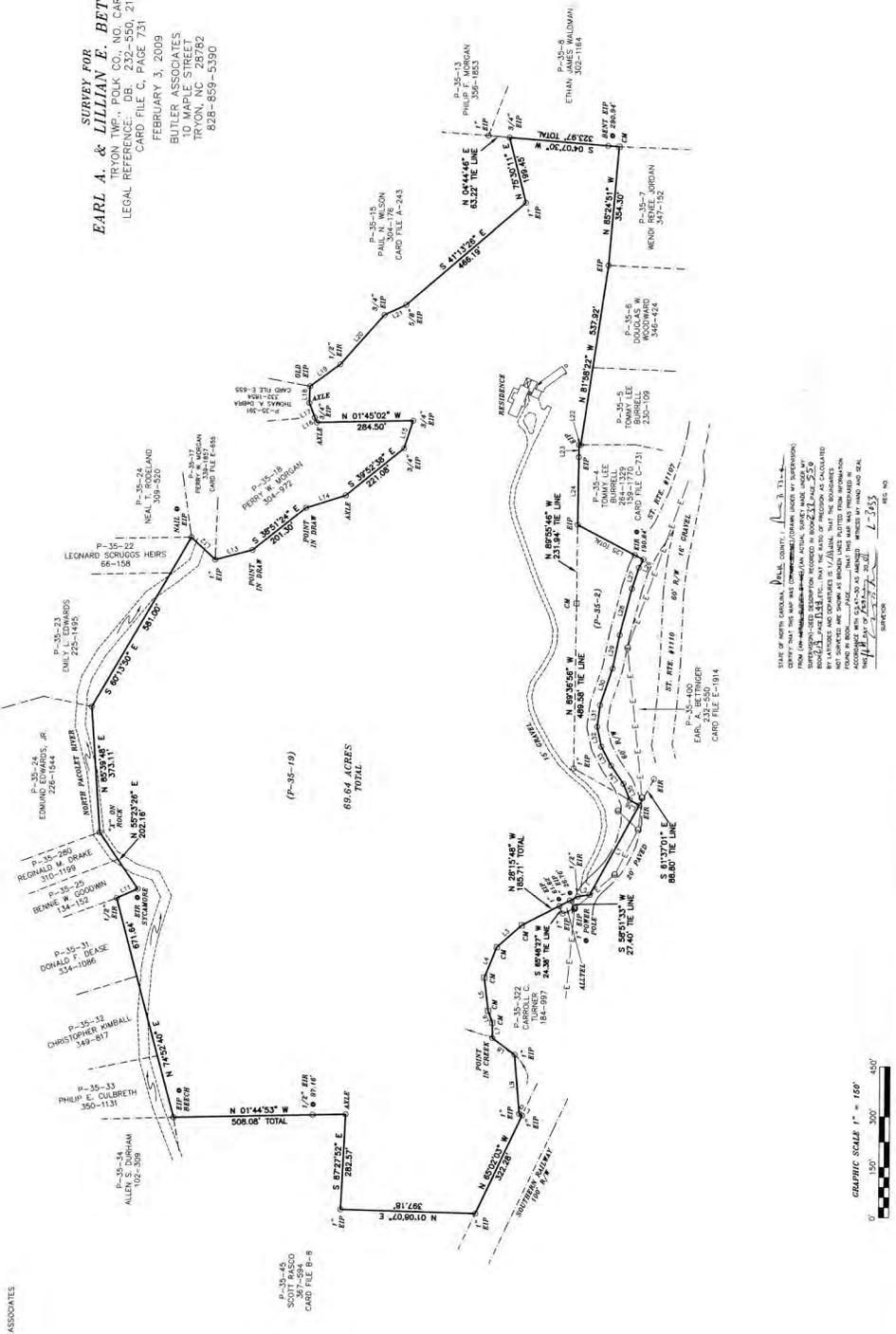
NOTE: THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS...

NOTE: THIS SURVEY IS TO BE RECOMBINED WITH AND MADE A PART OF P-35-19.

SURVEY FOR EARL A. & LILLIAN E. BETTINGER

BUTLER ASSOCIATES TO MAPLE STREET TRYON, NC 28782 828-859-5390

Table with columns: LINE, BEARING, DISTANCE, AREA, TOTAL. Contains survey data for various lines and a total area of 69.64 acres.



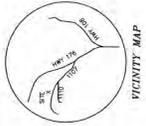
GRAPHIC SCALE 1" = 150'

RATIO OF PRECISION: 1:110,000 D-64-5

LEGEND: UNDEVELOPED LAND, EXISTING IRON PIPE, EXISTING ROAD, ELECTRICAL POLE

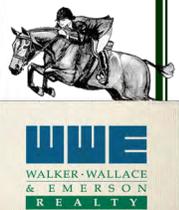
NOTE: THIS PROPERTY IS NOT TO BE USED AS A HAZARDOUS WASTE STORAGE OR DISPOSAL SITE...

STATE OF NORTH CAROLINA, POLK COUNTY, DEED BOOK 3, PAGE 19



TAX PARCEL: P-35-19 & 2

116954



WALKER-WALLACE & EMERSON REALTY



888 Country Club Road Features

Location

2.5 miles from downtown Tryon

Spectacular panoramic views -- dramatic vistas of White Oak, Tryon Peak, Miller and Round mountains, coming westward finally to close up views of nearby Big Warrior and Little Warrior mountains, both seemingly just a stone's throw away

1,900+/- feet of frontage on the Pacolet River

69+ acres

Solid, ranch house

Picture window views throughout

Two fireplaces – living room and library

Walk-out basement, workshop

2-Car garage and 10+ driveway parking spaces

Additional Spaces

Indoor, 12x50 in-ground pool and 1,383-square-foot pool house with panoramic screened windows – added in 1995

Guest house – 588-square feet, two rooms, foyer and kitchenette – added in 1995

Equipment Updates

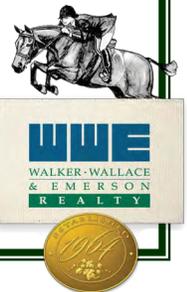
New Rheem Marathon 75 gallon HE water heater – 2019

Owens Corning Tru Def Duration Shingle roof – 2013

Brand new heat pump for pool and guest house – 2021

Brand new heat pump for master bedroom – 2021

Main house septic lines, tank and drain field – estimated 5 years old



History of Woodspirit Ridge

Prominent novelist Margaret Culkin Banning (1891-1982), a seasonal resident of Tryon for most of her adult life, once said:

“In Tryon, it isn’t blood that flows in the veins, but ink.”

That’s certainly true of the lovely foothills ridge over the Pacolet River where two famous writers have spent many hours creating novels.

Banning and her second husband Leroy Salsich, president of a subsidiary of U.S. Steel, bought Tryon’s historic Friendly Hills along with 17 acres on that ridge in 1936.

A Tudor Revival home, now on the National Register of Historic Places, Friendly Hills was built in 1924 as the summer home for Spartanburg investment banker Andrew Law.

The Bannings used Friendly Hills as their seasonal get-away when they were not back in her hometown of Duluth, Minnesota. Margaret would finish one book in Bad Axe, transition to North Carolina and start her second of the year in a log cabin studio on the Tryon property. Her continued success elicited the jealousy of another writer in Tryon at the time, F. Scott Fitzgerald.

Harper & Row published over 30 novels by Mrs. Banning, three based on a fictional version of Tryon -- including horse and hound shows, steeplechases, hunter trials, vineyards, orchards, and mountain women selling flowers on the streets.

Over the years, the Bannings would add to their 17 acres, buying up neighboring properties until their land encompassed all of what is now the 69-acre tract that includes the 888 Country Club Road home, known most recently as Wood Spirit Ridge. The one-level mountain view home was built for the Banning/Salsichs’ son and daughter-in-law, Virginia O’Neil Banning and Archibald Tanner Banning III.

In 1993, Virginia and Archibald sold their home neighboring Friendly Hills to yet another prolific novelist, Lillian Jackson Braun (1913-2011) and her husband, Earl Bettinger (1923-2020).

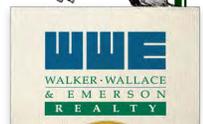
Braun told an interviewer for “The Armchair Detective” magazine about her summer homeplace, which she used six months of the year when not in her log cabin on Lake Huron, in Bad Axe, Michigan.

“Just going to the grocery store is a thrill, because of the scenery. You can’t believe how beautiful it is.”

Braun first discovered North Carolina as a journalist attending the furniture market in High Point and she and her first husband, Paul Braun built a house on the Outer Banks which they enjoyed until he passed away in 1973. She and her second husband, Earl, moved to Polk County in 1988 and lived on Chocolate Drop Mountain until they sought more space and found Country Club Road.

“When I walked into this house, I said, ‘This is it!’ I knew immediately. I think this ridge is my favorite place of all. I feel like I have died and gone to heaven.”

She and Earl named the house Wood Spirit after the familiar burlled creations of a North Carolina woodcarver.



Braun is well-known for her light-hearted series of *The Cat Who...* mystery novels. The stories center on the life of a former newspaper reporter, Jim Qwilleran, and his two Siamese cats who help solve crimes with various gestures and acts. At times, Qwilleran's cats throw up clues, or pull highly significant books down from shelves.

Braun published her first, "The Cat Who Could Read Backwards" in 1966, and her 29th, "The Cat Who Had 60 Whiskers," in 2007. In between were, among other titles, "The Cat Who Played Brahms"; "...knew Shakespeare"; "...Sniffed Glue"; "...Said Cheese"; and "...Smelled a Rat."

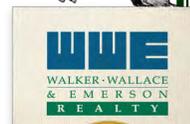
The novels, which have sold millions of copies and have been translated into 16 languages, appeared regularly on The New York Times's best-seller list.

Offering a picture of her writing habits to The Tryon Daily Bulletin in 1998, Braun said, "I relax in an easy chair with my feet propped up," moving around from a loveseat in the living room, chaises on the deck or in the library, or in taking up the position in her "think tank" writing studio. She wrote by hand, as it made her more relaxed than sitting in front of a typewriter, and the head-back posture added to the effect.

"Something to do with the blood rushing to the head," she said.

Earl Bettinger, "The Husband Who..." to whom Braun dedicated her books, survived Lillian by nine years. He was a theater major at Wayne State University in his native Detroit, MI and served in France during WWII. Later, under the auspices of the State Department, he traveled throughout India with a theater group performing O'Neill and Shakespeare plays, and later performed in the Catskills with a Philadelphia regional theater.

Earl's estate will now pass along the writer's house on the ridge over the Pacolet Valley to the next generation.





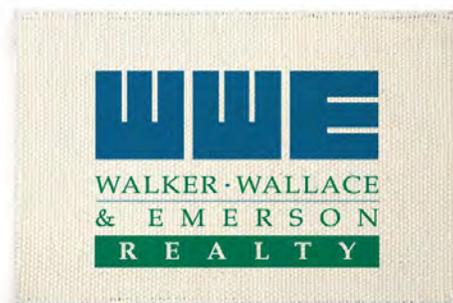
Jeff Byrd

828-817-0012 *cell*

864-457-2448 ext 116 *office*

Jeff@JeffByrdTryon.com

JeffByrdTryon.com



[wwwRealty.com](http://www.wweRealty.com)

Walker, Wallace & Emerson Realty

400 East Rutherford Street Suite 100 | Landrum, SC 29356

864-457-2448 | 864-457-2076 fax