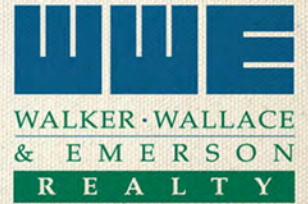
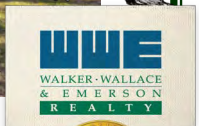


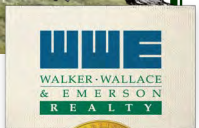
10105 Highway 108 E Mill Spring, NC

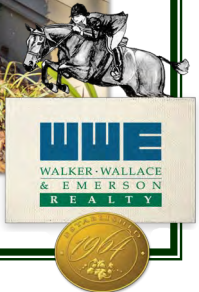


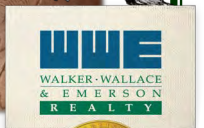
A rare Polk County property combining river frontage, equestrian potential, and near-zero energy costs in a serene, turnkey estate setting. Experience modern comfort, energy independence, and natural beauty on this 38-acre Green River estate. Built in 2019, this 4 BR / 3.5 BA custom home features dual primary suites (main & upper), open living spaces with wood floors, granite kitchen with Induction range and a big walk-in pantry with sink and prep counter. A full basement plumbed & framed for finishing, with wall of windows to enjoy the outdoors. Enjoy nearly 1,000 ft of river frontage with a natural rapids, and five-to-six acres of river-meadow suitable for horse pasture. Morton-built barn, 30×42 workshop, and equipment garage provide outstanding functionality. A 72-panel solar array with Generac battery storage powers both house—recent REMC bills average under \$60/month total, including barn on a separate meter. Wide trails wind throughout the wooded acreage, ideal for riding or ATVs. Skyrunner internet & DISH TV deliver reliable service. Private easement driveway ensures seclusion just minutes from Tryon, Columbus, and Lake Adger.

For more information please call Jeff Byrd 828-817-0012





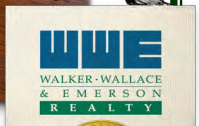


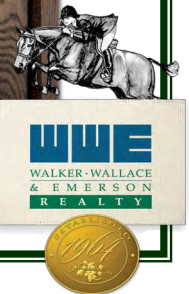


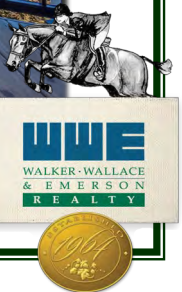


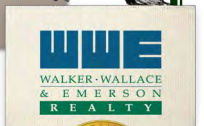
WWE
WALKER-WALLACE
& EMERSON
REALTY

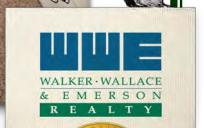




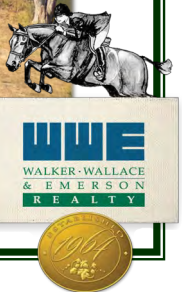


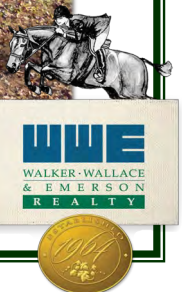
















WWE
WALKER-WALLACE
& EMERSON
REALTY





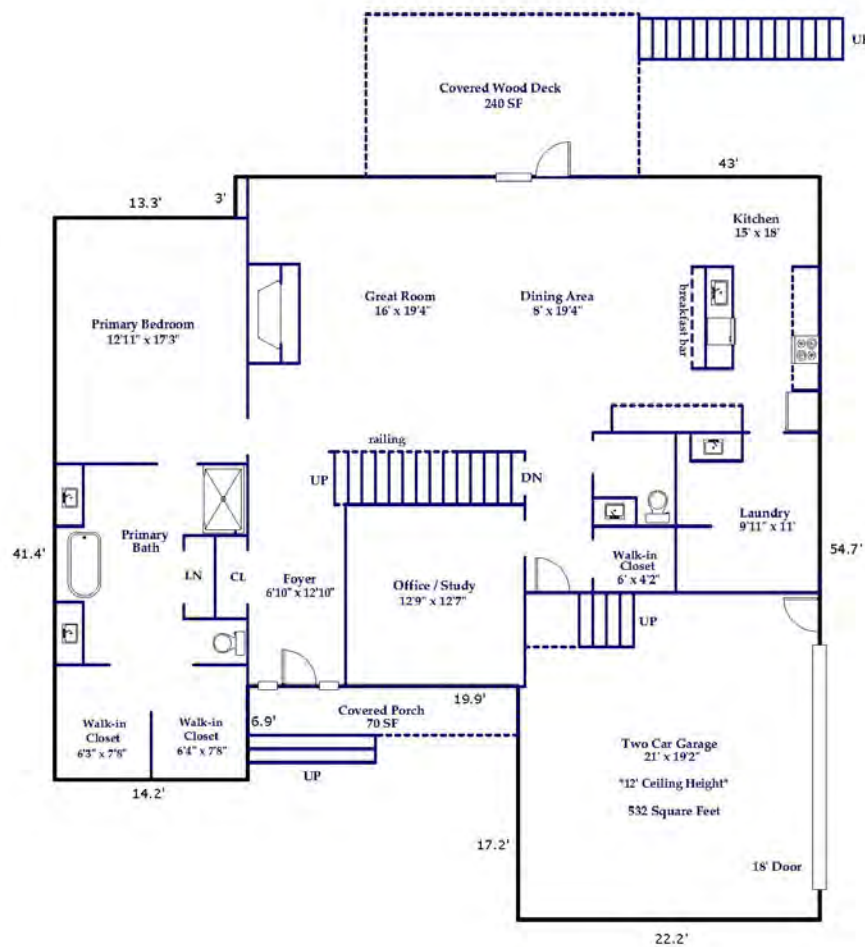
WWE
WALKER-WALLACE
& EMERSON
REALTY



10105 E NC Hwy 108, Mill Spring

Approximate Total Finished/Heated Living Area:
3214 Square Feet

First Floor: 2020 Square Feet
Second Floor: 1194 Square Feet



FIRST FLOOR
2020 Square Feet
9' Ceiling Height

Prepared by Judy Brouillette-O'Neil: ProPlans of the Carolinas, LLC ©
for Walker, Wallace & Emerson Realty

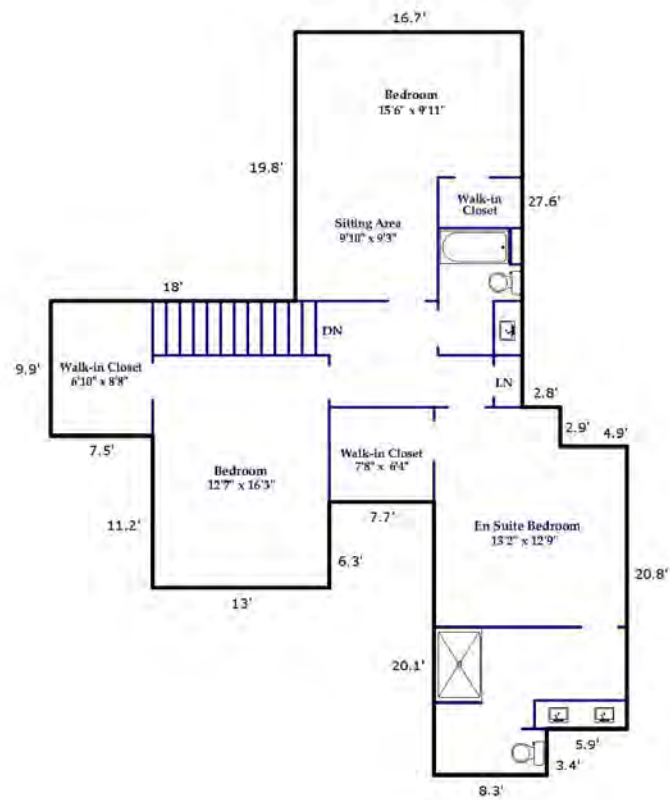
All dimensions are rounded to the nearest .01 and are deemed reliable, but not guaranteed.
Square Footage Calculations determined following ANSI Standards and NCREC House Measuring Square Footage Guidelines.

Scale: 1" = 10'



WWE
WALKER-WALLACE
& EMERSON
REALTY





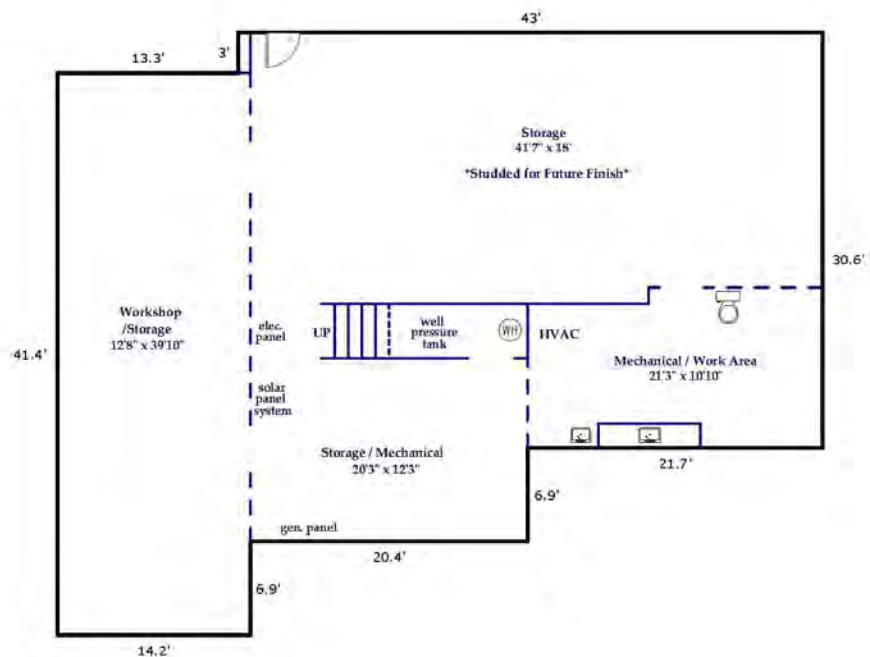
SECOND FLOOR
1194 Square Feet

Scale: 1" = 10'



WWE
WALKER-WALLACE
& EMERSON
REALTY





UNFINISHED BASEMENT
2020 Square Feet

Total Square Footage Under Roof for All Finished/Unfinished & Heated/Unheated Areas:
5766 Square Feet

Scale: 1" = 10'



WWE
WALKER-WALLACE
& EMERSON
REALTY





EQUIPMENT GARAGE
1274 Square Feet

Scale: 1" = 10'



WWE
WALKER-WALLACE
& EMERSON
REALTY





Jeff Byrd

828-817-0012 *cell*

864-457-2448 ext 116 *office*

Jeff@JeffByrdTryon.com

wweRealty.com

Walker, Wallace & Emerson Realty
400 East Rutherford Street Suite 100 | Landrum, SC 29356

