



Proudly Presents

A scenic landscape photograph showing a dense forest of green trees in the foreground, with rolling blue mountains visible in the distance under a bright blue sky with scattered white clouds.

Wildcat
Ranches

1,682+ Acres
of Prime High Country Land, Streams,
and Captivating Blue Ridge Mountain Views

Deep Gap, North Carolina

MLS#202704 \$7,500,000

www.TeamVincentRealtors.com





Wildcat Ranches

Step onto 1,682+ acres of natural beauty. Just 3 miles from the Blue Ridge Parkway and 10 miles from downtown Boone, this bounteous land contains woodlands, wildlife, rushing creeks, and stunning long-range **Blue Ridge Mountain Views**. In addition to spectacular building sites that take advantage of the panoramic long range views, roads are cut throughout the property that provide access to this impressive acreage. With unparalleled potential in the High Country, Wildcat Ranches would make a great mountain home development, hunter's retreat, or nature lover's paradise!



Gently rising ridge tops makes this tract a unique mountain oasis, with elevations approximately rising from 1,600 ft to 3,400 ft at the peaks.

There are two right of ways, one at the peak and one at the lower level of the tract. Both are accessed via Wildcat Road and are currently gated.

The ridge line meanders through the property creating outstanding layered, panoramic views of The Blue Ridge Mountains from various heights of elevation.

The lower stretches of land offer dense wooded privacy and cascading streams.



THE LARGEST Tract of Land



A Once in a

For Sale in Watauga County



LIFETIME OPPORTUNITY!



*LINES ARE APPROXIMATE

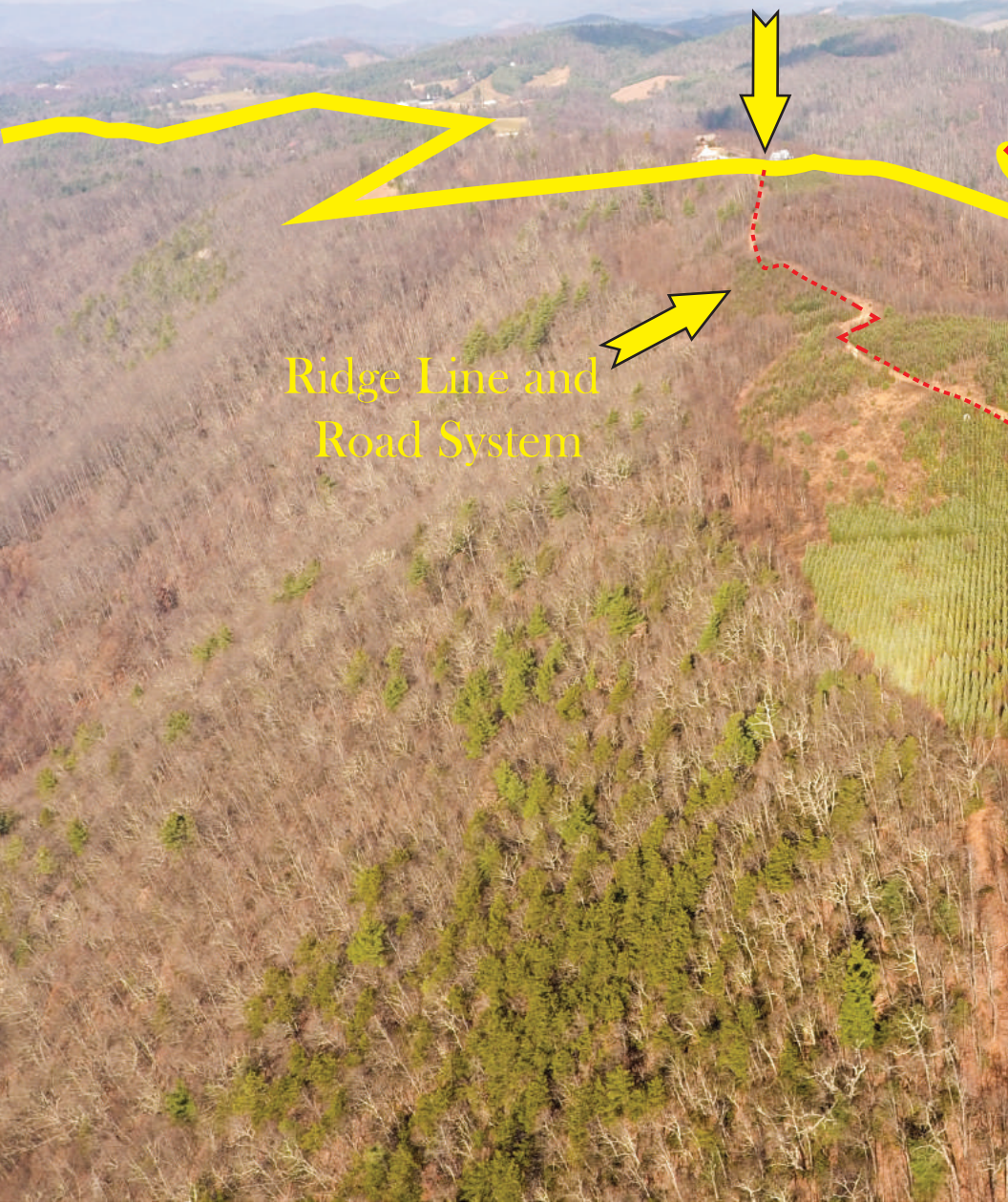
***This exclusive opportunity grants a blank canvas to paint
Your Dream Mountain Scene!***





Maple Ridge Right-of-Way

Ridge Line and
Road System





Wildcat Road
Main Access + Creeks!

This is an aerial photograph of a forested landscape. A prominent red and yellow line runs diagonally across the upper half of the image, representing Wildcat Road. Below this line, there are several yellow arrows pointing to specific areas of the forest, labeled 'Agricultural Opportunities'. A red dotted line is also visible on the left side of the image, following a path through the trees. The background shows rolling hills under a blue sky with scattered clouds.

Agricultural
Opportunities

Two yellow arrows point from the text 'Agricultural Opportunities' to specific areas of the forest. One arrow points towards the left, and the other points towards the right. These areas appear to be cleared or partially cleared land, possibly used for agriculture.

*LINES ARE APPROXIMATE



Celebrating Over
48 Years

*of Providing Local Expertise & Real Estate Professionalism
to the North Carolina High Country!*

What are you waiting for?
Wildcat Mountain is calling!

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