

26 Acre White Water Paradise



Over 1/2 mile of the most Amazing white water trout creek that is so big it is like a river!

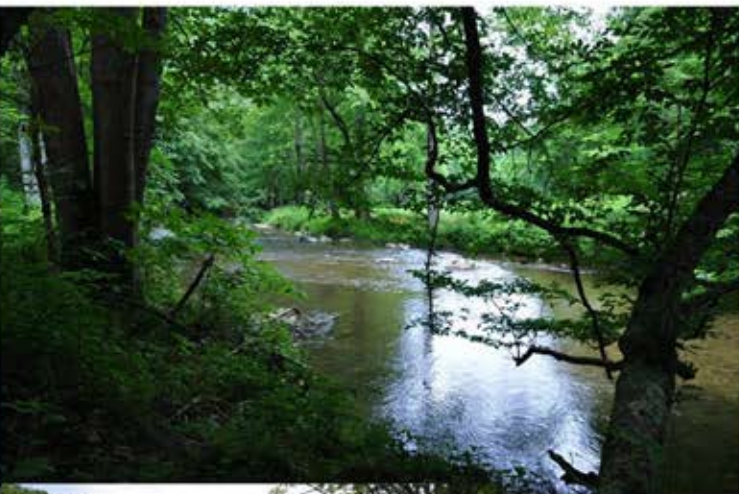
Very hard to find and rare property.

Beautiful building sites. Pasture. Majestic woods.

Trails throughout. Spring water! Driveway in place. Power and phone on property.

Easy paved access. Very private.

A unique opportunity to own an incredible gem!



Offered for \$300,000
MLS# 3285688



Mountain Home Properties www.mountaindream.com

Contact: Steve DuBose - sdubose@mountaindream.com 828-622-3222

Cindy DuBose - cdubose@mountaindream.com



Land Property Client Full

TBD Revere Road, Marshall NC 28753

MLS#: 3285688	Category: Lots/Acres/Farms	Parcel ID: 8891-70-4463 porti	List Price: \$300,000
Status: Active	Tax Location: Madison	County: Madison	
Subdivision: none	Tax Value: \$44,951	Zoning Desc: Vacant Land	
Zoning: R-A		Deed Reference: 396/599	
Legal Desc: 8891-70-4463 portion of			
Tax Amt NCM: \$209			



General Information

Type: **Acreage**
 Can be Divided?: **No**
 \$/Acres: **\$11,210.76**

Land Information

Approx Acres: **26.76**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **0**
 Prop Foundation:

Lot Desc: **Creekfront, Level, Open/Cleared, Pasture, Private, Stream/Creek, Trees, Waterfront, Wooded**

Additional Information

Prop Fin: **Cash, Conventional**
 Publicly Maint Rd: **Yes**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**

School Information

Elem: **Unspecified**
 Middle: **Unspecified**
 High: **Unspecified**

Utility/Plan Information

Sewer: **Septic Tank, None**
 Water: **Spring**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Features

Exterior Feat: Stream/Creek, Wooded	Street: Paved
Access: Paved Road, State Road	
Suitable Use: Farmland, Pasture/Grazing, Residential	

Association Information

Subject To HOA: None	HOA Subj Dues:	Assoc Fee:	Subject to CCRs: Yes
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Remarks

Public Remarks: **A 26 acre white water creek paradise. Over 1/2 mile of the most Amazing white water trout creek that is so big it is like a river! Very hard to find rare property. Beautiful building sites. Pasture. Majestic woods. Trails throughout property. Spring water! Drive way in place. Power and phone on property. Easy paved access. Very private. A unique opportunity to own an incredible gem!**

Directions: **From Asheville take I-26 north to Hwy. 25-70 to Marshall. Continue on Hwy. 25-70 to right on Lonesome Mountain Rd. Turn right on Revere Rd. 1/4 mile on left.**

Listing Information

DOM: 35	CDOM: 35	Closed Dt:	Slr Contr:
UC Dt:	DDP-End Date:	Close Price:	LTC:

Prepared By: Jill Warner

Land Property Photo Gallery
TBD Revere Road, Marshall NC 28753

MLS#: 3285688

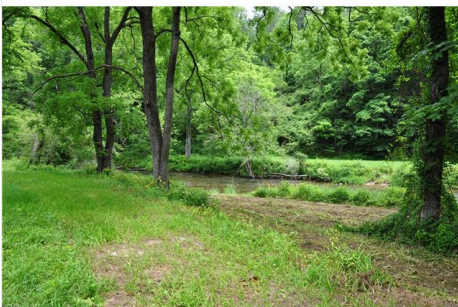
List Price: \$300,000



Incredible waterfront property



Swimming holes

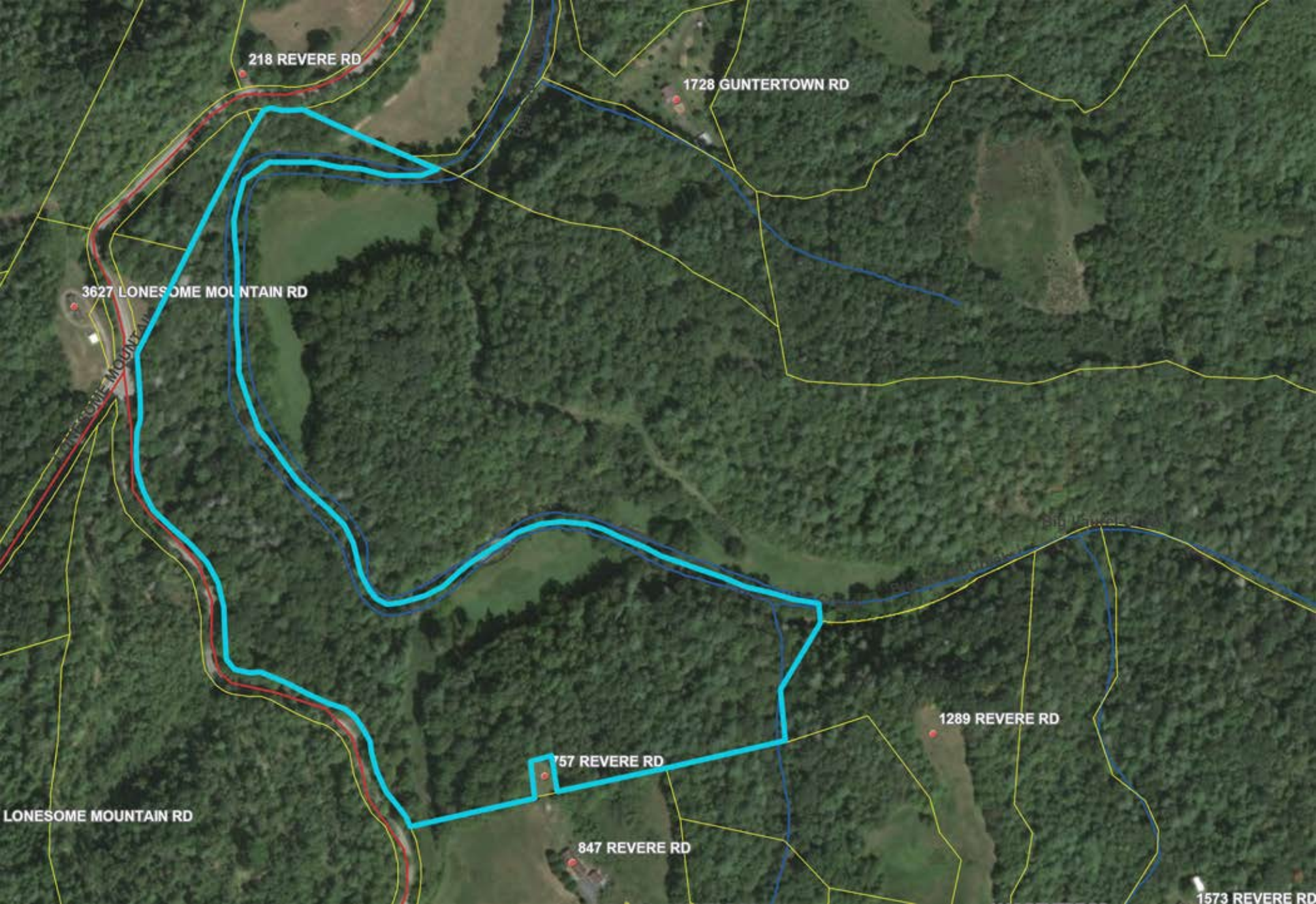


Beautiful pastures



Spring water system

Potential home site



218 REVERE RD

1728 GUNTERTOWN RD

3627 LONESOME MOUNTAIN RD

LONESOME MOUNTAIN RD

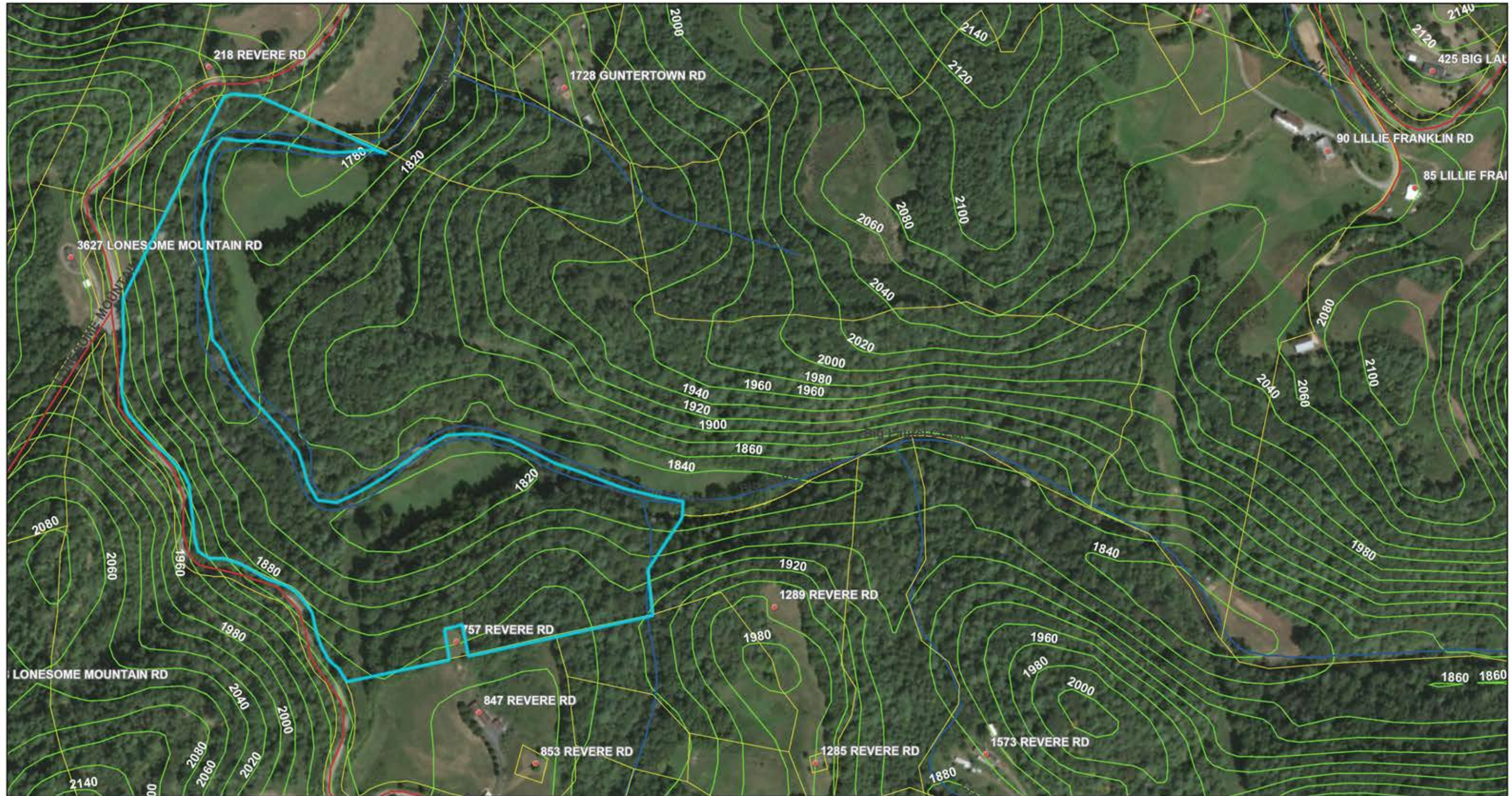
757 REVERE RD

847 REVERE RD

1289 REVERE RD

1573 REVERE RD

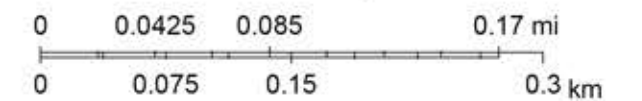
26 Acres Revere Rd



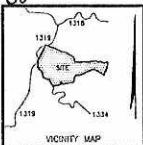
3/8/2018, 10:14:08 AM

- 2016 Madison County Parcels
- Addresses
- Roads
- Streams
- 20ft Contours
- Roads 2 2018

1:4,514



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



NORTH - PLAT BOOK 4, PAGE 813

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 32°32'19" W	97.35	L38	S 62°05'48" E	142.63	L71	S 85°55'59" W	127.83	L108	N 83°11'15" W	82.44
L2	N 20°02'53" W	49.25	L39	S 51°49'40" E	112.40	L72	S 87°38'10" W	89.89	L107	S 70°35'40" W	49.31
L3	N 19°04'42" W	51.86	L40	S 19°28'59" E	102.33	L73	S 78°46'27" W	74.29	L106	S 58°44'56" W	113.98
L4	N 16°59'11" W	65.17	L41	S 89°00'28" E	54.03	L74	S 78°32'09" W	156.89	L105	N 89°18'00" W	82.11
L5	N 33°35'06" W	31.91	L42	S 88°31'45" E	103.80	L75	S 89°00'49" W	134.24	L104	N 73°50'14" W	32.01
L6	N 52°24'54" W	42.20	L43	S 88°50'24" E	88.65	L76	S 18°03'44" W	31.72	L103	N 49°49'24" W	56.48
L7	N 62°03'21" W	89.40	L44	N 79°55'53" E	82.94	L77	S 15°03'44" W	42.20	L102	N 18°43'00" W	61.18
L8	N 84°11'56" W	45.09	L45	N 87°48'34" E	141.22	L78	S 22°39'53" W	46.25	L101	N 09°22'31" E	77.75
L9	N 08°12'52" W	45.62	L46	S 91°30'33" E	70.25	L79	S 30°13'59" W	69.85	L100	N 34°14'57" E	55.50
L10	N 74°48'35" W	55.94	L47	N 85°46'28" E	113.41	L80	S 07°02'19" E	53.20	L119	N 28°59'38" W	149.10
L11	N 78°18'25" W	44.29	L48	N 81°04'12" E	39.80	L81	S 05°03'14" E	58.17	L118	N 17°39'22" W	78.50
L12	N 59°11'15" W	37.91	L49	N 72°40'02" E	115.17	L82	S 32°22'58" W	17.18	L117	N 33°22'49" E	78.82
L13	N 46°48'57" W	34.08	L50	N 87°51'20" E	154.20	L83	S 07°09'41" W	40.25	L116	N 66°18'47" E	87.73
L14	N 19°09'18" W	31.17	L51	N 79°08'58" E	76.81	L84	S 81°53'03" W	33.83	L115	N 03°15'18" E	27.60
L15	N 03°10'19" W	89.40	L52	S 68°41'04" E	108.30	L85	S 81°53'03" W	33.83	L114	N 44°18'10" E	27.70
L16	N 08°18'58" W	48.52	L53	S 87°21'32" E	88.41	L86	S 79°31'19" W	103.67	L113	N 59°55'44" E	47.19
L17	N 17°43'10" W	39.07	L54	S 79°52'59" E	49.65	L87	S 78°19'35" W	42.78	L112	N 29°16'52" E	34.14
L18	N 22°28'00" W	51.27	L55	S 83°24'41" E	71.87	L88	S 80°23'43" W	49.46	L111	N 21°04'44" E	68.01
L19	N 43°28'52" W	71.74	L56	S 85°44'10" E	57.87	L89	N 12°19'44" W	12.58	L110	N 28°29'04" E	45.49
L20	N 50°40'01" W	79.10	L57	S 79°28'42" E	71.82	L90	N 12°19'44" W	12.58	L109	N 34°43'22" E	89.60
L21	N 59°12'59" W	77.10	L58	N 78°40'18" E	82.95	L91	N 82°59'38" W	28.94	L108	N 59°28'11" E	55.60
L22	N 18°39'30" W	51.00	L59	S 85°30'01" E	32.70	L92	N 89°43'50" W	22.19	L107	N 78°08'50" E	28.77
L23	N 10°14'57" W	48.84	L60	S 18°11'42" E	87.40	L93	S 29°11'02" W	19.79	L106	N 70°37'28" E	36.54
L24	N 02°33'55" W	58.41	L61	S 15°11'42" E	87.40	L94	S 08°18'19" W	42.42	L105	N 49°43'19" E	44.57
L25	N 02°00'00" W	117.29	L62	S 04°51'45" E	81.14	L95	S 17°30'43" E	68.19	L104	N 29°38'08" E	35.97
L26	N 09°21'31" E	107.81	L63	S 15°34'01" W	48.17	L96	S 78°05'59" W	164.07	L103	N 18°18'19" E	45.27
L27	N 21°05'53" E	24.52	L64	S 33°29'49" W	48.43	L97	S 78°05'59" W	164.07	L102	N 08°49'10" E	37.46
L28	S 63°08'50" E	47.52	L65	S 04°28'14" E	59.92	L98	S 78°02'03" W	8.50	L101	S 01°02'15" W	38.02
L29	S 83°08'50" E	58.43	L66	S 33°41'31" W	48.83	L99	S 75°02'03" W	115.69	L100	N 85°33'52" E	39.12
L30	S 83°08'50" E	18.60	L67	S 10°24'23" W	68.91	L100	S 75°02'03" W	115.69	L109	S 02°40'29" E	35.13
L31	S 60°27'33" E	91.01	L68	S 52°17'58" W	43.14	L101	N 61°07'59" W	48.11	L108	S 38°14'05" E	130.92
L32	S 20°34'41" E	38.40	L69	S 24°40'15" W	77.23	L102	N 48°53'40" W	55.62	L107	S 51°29'19" E	91.14
L33	S 32°02'49" E	126.60	L70	S 20°24'19" W	58.91	L103	N 59°40'19" W	68.84	L106	S 28°40'19" W	68.84
L34	S 62°39'44" E	163.33	L71	S 10°35'12" W	41.99	L104	N 81°39'19" W	130.05	L105	S 22°44'28" E	29.58
L35	S 51°13'05" E	58.97	L72	N 61°17'58" W	112.59	L105	N 82°28'41" W	55.19			

LEGEND

- ① 3/4" IRON PIPE (FOUND)
- ② 1-1/2" IRON PIPE (FOUND)
- ③ 1/2" REBAR (FOUND)
- ④ 5/8" REBAR (FOUND)
- ⑤ RAILROAD SPIKE (FOUND)
- ⑥ 1/2" REBAR WITH I.D. CAP (SET)
- ⑦ 5/8" REBAR WITH I.D. CAP (SET)
- ⑧ WOODEN NAIL (SET)
- ⑨ TREE (DIAMETER & SPECIES AS NOTED)
- ⑩ METAL FENCE POST
- ⑪ UNMARKED POINT
- UTILITY POLE WITH OVERHEAD LINES
- FENCE
- ▲ RIDGE
- ▲

MADISON COUNTY ZONING OFFICER

I, James A. Reese, REVIEW OFFICER OF MADISON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE 6-30-06 REVIEW OFFICER James A. Reese

I HEREBY CERTIFY TO THE FOLLOWING:

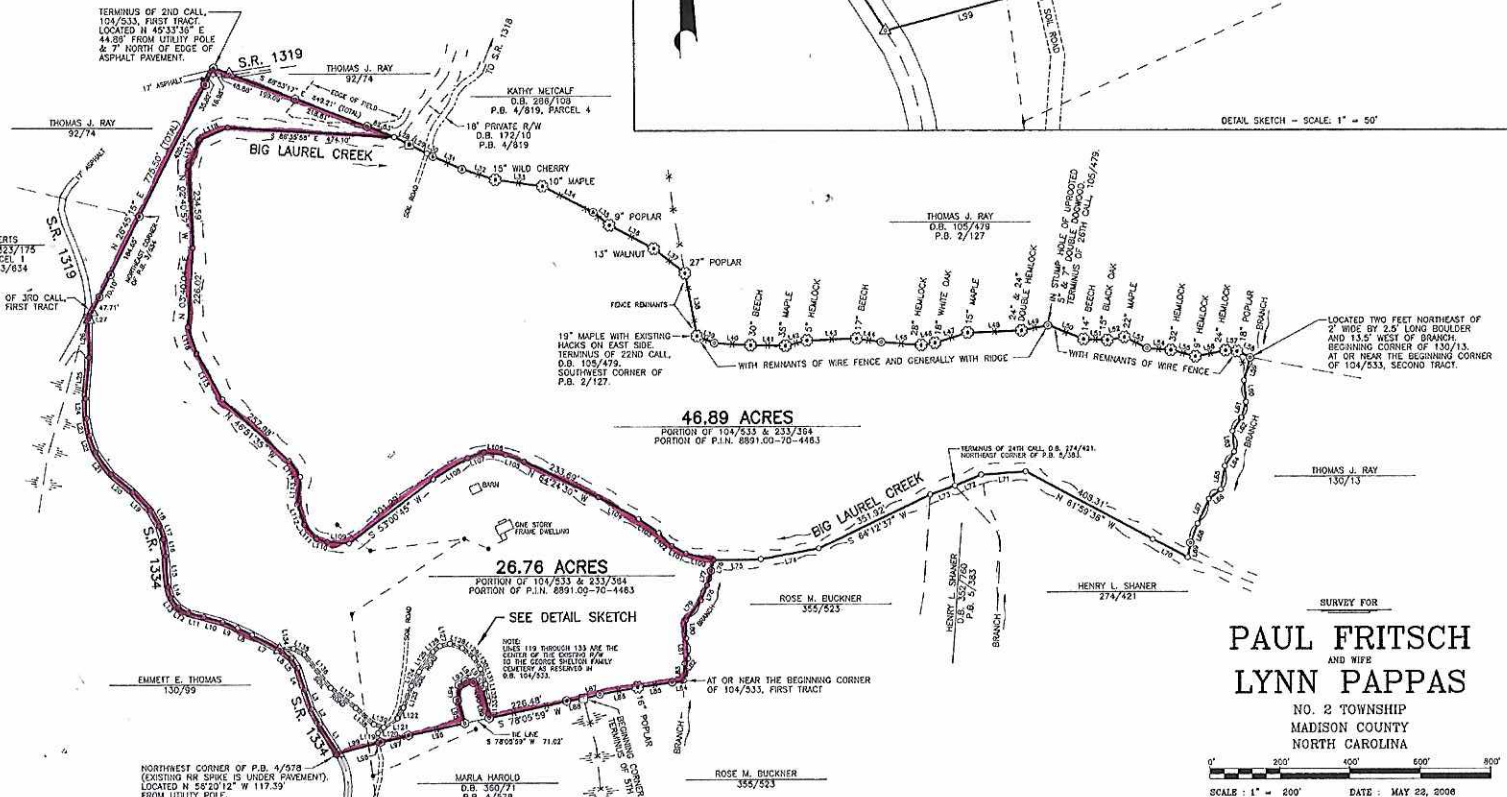
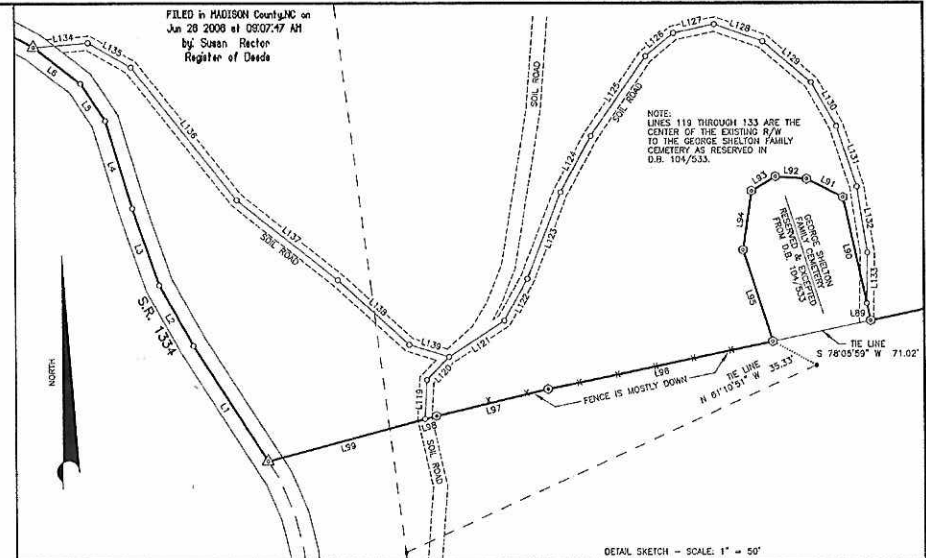
- a. THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.



I, BOBBY C. McMAHAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN DEED BOOK 104, PAGE 533, PLAT BOOK 5, PAGE 828, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION IN DEED BOOK 104, PAGE 533, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL, THIS 22ND DAY OF MAY, A.D. 2006.

SURVEYOR: Paul Fritsch
REGISTRATION NUMBER: 2475

FILED FOR REGISTRATION ON THE 26 DAY OF JUNE, 2006
AT 2:00 O'CLOCK P.M., AND RECORDED IN BOOK 5 PAGE 828
Susan Foster REGISTER OF DEEDS MADISON COUNTY
BY DEPUTY



PAUL FRITSCH
AND WIFE
LYNN PAPPAS

NO. 2 TOWNSHIP
MADISON COUNTY
NORTH CAROLINA

SCALE: 1" = 200' DATE: MAY 28, 2006
REVISED: _____

McMAHAN & ASSOCIATES, P.A.
P.O. BOX 1296
WEAVERVILLE, N.C. 28787
828-645-5554
FAX: 828-645-3041