

12+ acres in Bluff



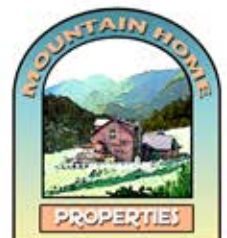
12+ gentle acres, private cove at end of the road. South facing. Springs and a creek with waterfalls. Very private and tucked away. Near the National Forest and Appalachian Trail. Abundant wildlife on the property; deer, turkey, grouse, etc. Great place for a homestead or vacation retreat.



Great building sites. Lots of areas for gardening!



***Offered for \$75,000
MLS#3230015***



Mountain Home Properties www.mountaindream.com

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

Land Property Client Full

00 Indian Trail, Hot Springs NC 28743

MLS#: **3230015**
 Status: **Active**
 Subdivision:
 Zoning: **RA**
 Legal Desc: **8758-31-0853**
 Tax Amt NCM: **\$291**

Category: **Lots/Acres/Farms**
 Tax Location: **Madison**
 Tax Value: **\$53,951**

Parcel ID: **8758-31-0853**
 County: **Madison**
 Zoning Desc: **Vacant Land**
 Deed Reference: **503/752**

List Price: **\$75,000**



General Information

Type: **Acreage**
 Can be Divided?:
 \$/Acre: **\$5,995.20**

Land Information

Approx Acres: **12.51**
 Acres Cleared: **1.00**
 Acres Wooded: **11.51**
 Approx Lot Dim:
 Min Sqft To Build: **0**
 Prop Foundation:
 Lot Desc: **Creekfront, Level, Rolling, Stream/Creek**

School Information

Elem: **Hot Springs**
 Middle: **Madison**
 High: **Madison**

Utility/Plan Information

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

Additional Information

Prop Fin: **Cash, Conventional**
 Publicly Maint Rd: **No**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**

Features

Exterior Feat: **Wooded**
 Subject To HOA: **None** HOA Subj Dues:
 Assoc Fee: Subject to CCRs:

Remarks

Public Remarks: **12+ gentle acres, private cove at end of road. South facing. Great building sites, as well as many areas for gardening, springs, and a creek with waterfalls. Very private and tucked away. Near the National Forest and the Appalachian Trail. Abundant wildlife on the property; deer, turkey, grouse, etc. Great place for a homestead or vacation retreat.**
 Directions: **From Waynesville on HWY 209: follow 209 to a left on Gorenflo Gap Rd. then left on Bluff Mtn. Rd. Then left on Indian Trail. Go about 1/2 mi. to a right on a dirt rd. This is the ROW to the property. Property is at the end of the small dirt road. From Hot Springs on HWY 209: follow 209 to right on Gorenflo Gap Rd. then left on Bluff Mtn. Rd. Then left on Indian Trail. Go about 1/2 mi. to a right on a dirt rd. This is the ROW to the property. Property is at the end of the small dirt road.**

Listing Information

DOM: **300** CDOM: **300** Closed Dt:
 UC Dt: DDP-End Date: Close Price: Slr Contr:
 LTC:

Prepared By: Jill Warner

Land Property Photo Gallery
00 Indian Trail, Hot Springs NC 28743

MLS#: 3230015

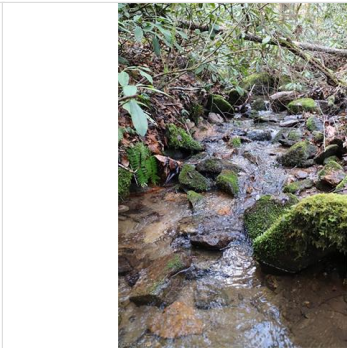
List Price: \$75,000



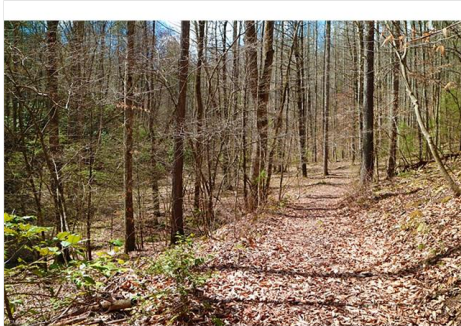
Creek and Falls



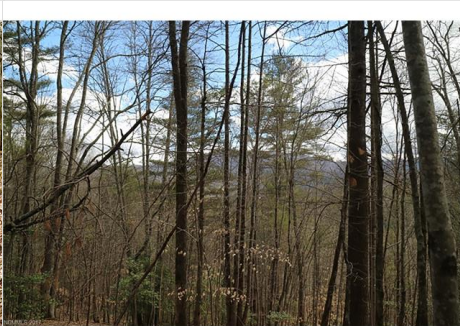
Creek



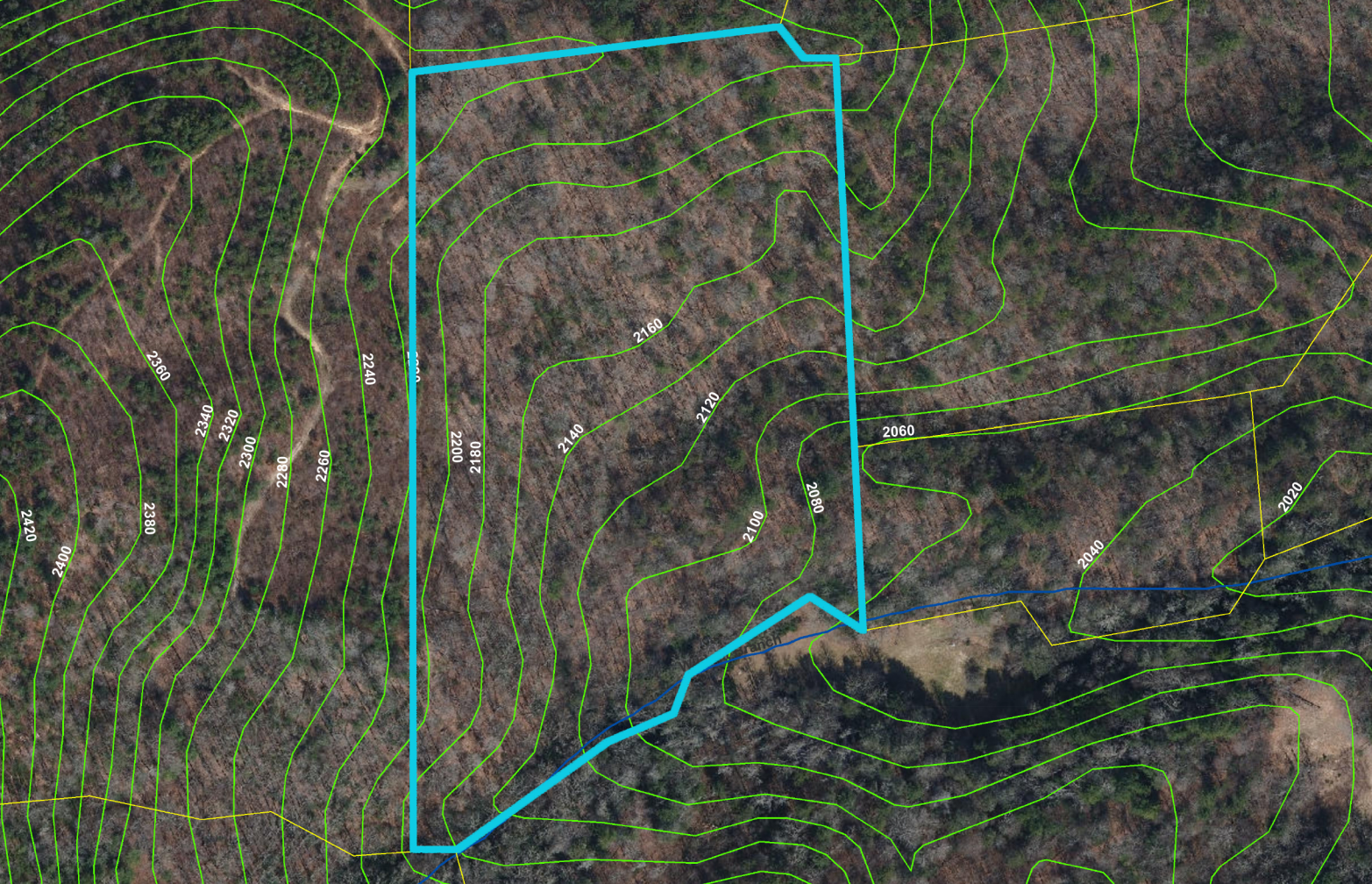
Creek

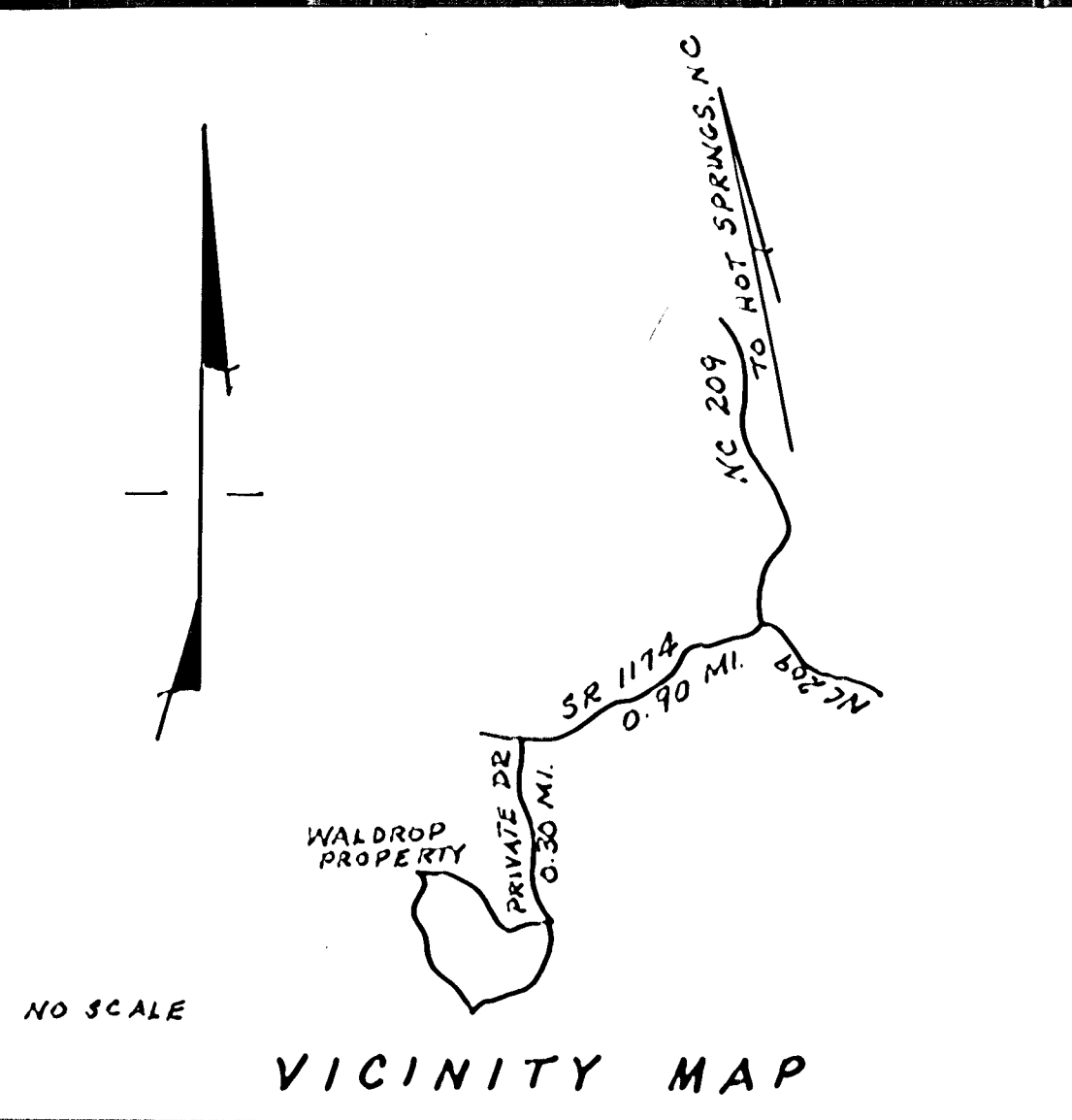


Gentle land with trails









NORTH CAROLINA
HAYWOOD COUNTY

I, ROBERT H. MOORE, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book 52, page 496, etc.) (other), that the ratio of precision as calculated by coordinate computation is 1/48,500, that the boundaries not surveyed are shown as broken lines plotted from information found in Book N/A, page N/A; that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, registration number and seal this 20th day of AUGUST, A.D., 1987.

Robert H. Moore
Surveyor

L-1168
Registration Number

NORTH CAROLINA
HAYWOOD COUNTY

I, a Notary Public of the County and State aforesaid, certify that ROBERT H. MOORE, a registered land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20th day of AUGUST, 1987.

Linda W. Moore
Notary Public

My Commission expires 8-28-91

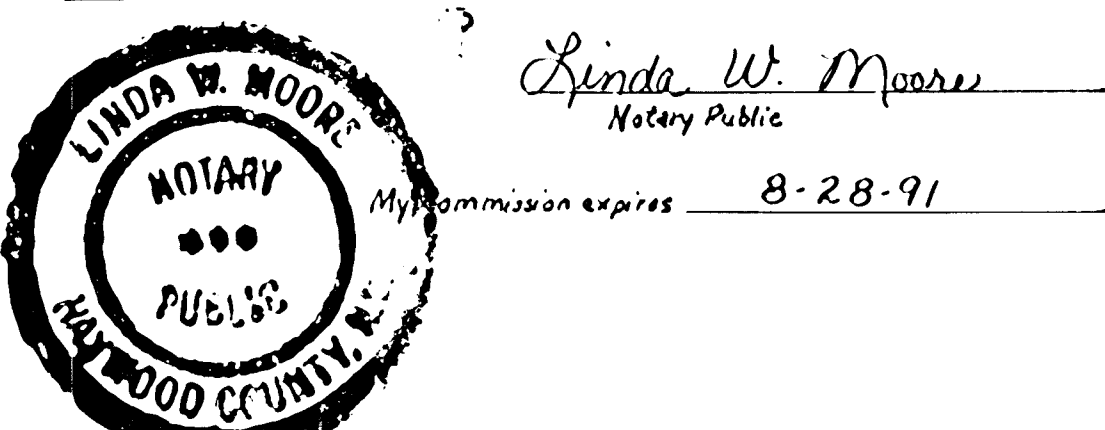
NORTH CAROLINA
HAYWOOD COUNTY



The foregoing certificate of Linda W. Moore, Notary Public, is certified to be correct. This instrument was presented for registration and recorded in Plat Book 3, page 435. This Sept. 30, 1987 at 10:32 P.M.

Jana Lee Buckner By
Register of Deeds

Assistant Reg. of Deeds



The foregoing certificate of Linda W. Moore, Notary Public, is certified to be correct. This instrument was presented for registration and recorded in Plat Book 3, page 435. This Sept. 30, 1987 at 10:32 P.M.

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Recorded in Book of Maps Vol. 3 Pg. 435

