

87+ acres with Frontage on Big Laurel Creek



***5 minutes to the mountain towns of
Hot Springs or Marshall and 40
minutes to Asheville.***

***87+ acres with frontage on
Big Laurel Creek, a beautiful designated creek.
There is also another creek on the property.***

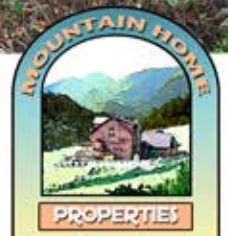


***Pastures, woods, trails throughout.
A nature lover's or hunter's paradise.
Wildlife abounds!***

***Privacy with great home sites.
Power and phone on property.
Springs. A well has also been installed.
Everything is ready for your
mountain and creek retreat or homestead.***



***Offered for \$750,000
MLS#3329384***



Mountain Home Properties www.mountaindream.com

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

Cindy DuBose - cdubose@mountaindream.com

Land Property Client Full

3619 Lonesome Mountain Road, Marshall NC 28753

MLS#: 3329384	Category: Lots/Acres/Farms	Parcel ID: 8891-50-1924
Status: Active	Tax Location: Madison	County: Madison
Subdivision: none	Tax Value: \$260,936	Zoning Desc: Vacant Land
Zoning: R-A		Deed Reference: 533-340
Legal Desc: PB5 P.751 87.037 acres		
Elevation: 2000-2500 ft. Elev.		
Tax Amt NCM: \$1,435		List Price: \$750,000



General Information

Type: **Acreage**
 Can be Divided?: **No**
 \$/Acres: **\$8,617.02**

Land Information

Approx Acres: **87.04**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **0**
 Prop Foundation:
 Lot Desc: **Creekfront, Level, Mountain View, Pasture, Private, Sloping, Stream/Creek, Trees, Waterfront, Water view, Wooded**

School Information

Elem: **Brush Creek**
 Middle: **Madison**
 High: **Madison**

Utility/Plan Information

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

Additional Information

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

Recent: **10/26/2017 : NEWs : ->ACT**

Features

Comm Features: Walking Trails	
Exterior Feat: Stream/Creek, Wooded	
Access: Paved Road	Street: Paved
Improvements: None	
Suitable Use: Gardening, Pasture/Grazing, Private Estate, Residential	

Association Information

Subject To HOA: None	HOA Subj Dues:	Assoc Fee:
		Subject to CCRs: No

Remarks

Public Remarks: **87+ acres with direct frontage on Big Laurel Creek, a beautiful designated trout creek. There is also another creek on the property. Pastures, woods, trails throughout. A nature lover's or hunter's paradise. Wildlife abounds! Privacy with great home sites. Power and phone on property. Springs. A well has also been installed. Everything is ready for your mountain and creek retreat or homestead. 15 minutes to the mountain towns of Hot Springs or Marshall and 40 minutes to Asheville.**

Directions: **From Hot Springs, take HWY 25/70 towards Marshall, left on Lonesome Mtn. Rd. to Left at sign just before stop sign at Revere Rd. From Asheville or Marshall take Hwy. 25-70 to right on Lonesome Mtn. Rd. to left at sign just before stop sign at Revere Rd.**

Listing Information

DOM: 0	CDOM: 0	Closed Dt:
UC Dt:	DDP-End Date:	Close Price:
		Slr Contr:
		LTC:

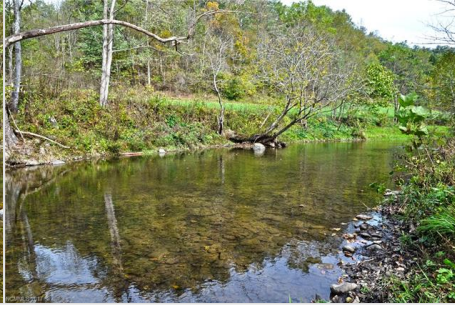
Prepared By: Jill Warner

Land Property Photo Gallery

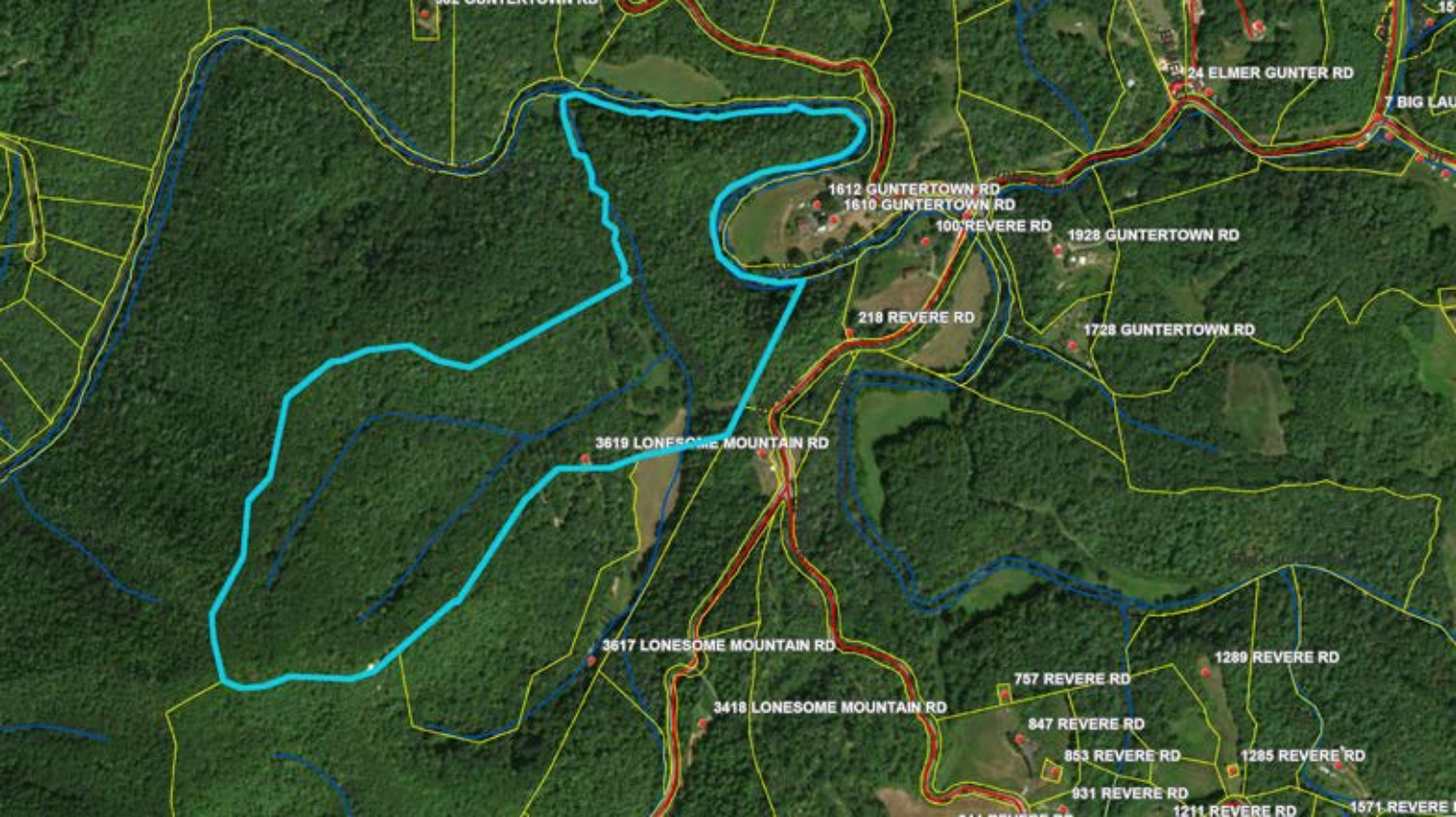
MLS#: 3329384

3619 Lonesome Mountain Road, Marshall NC 28753

List Price: \$750,000







15 GUNTERTOWN RD

24 ELMER GUNTER RD

7 BIG LAKE RD

1612 GUNTERTOWN RD
1610 GUNTERTOWN RD

100 REVERE RD

1928 GUNTERTOWN RD

218 REVERE RD

1728 GUNTERTOWN RD

3619 LONESOME MOUNTAIN RD

3617 LONESOME MOUNTAIN RD

3418 LONESOME MOUNTAIN RD

757 REVERE RD

1289 REVERE RD

847 REVERE RD

853 REVERE RD

1285 REVERE RD

931 REVERE RD

1211 REVERE RD

1571 REVERE RD



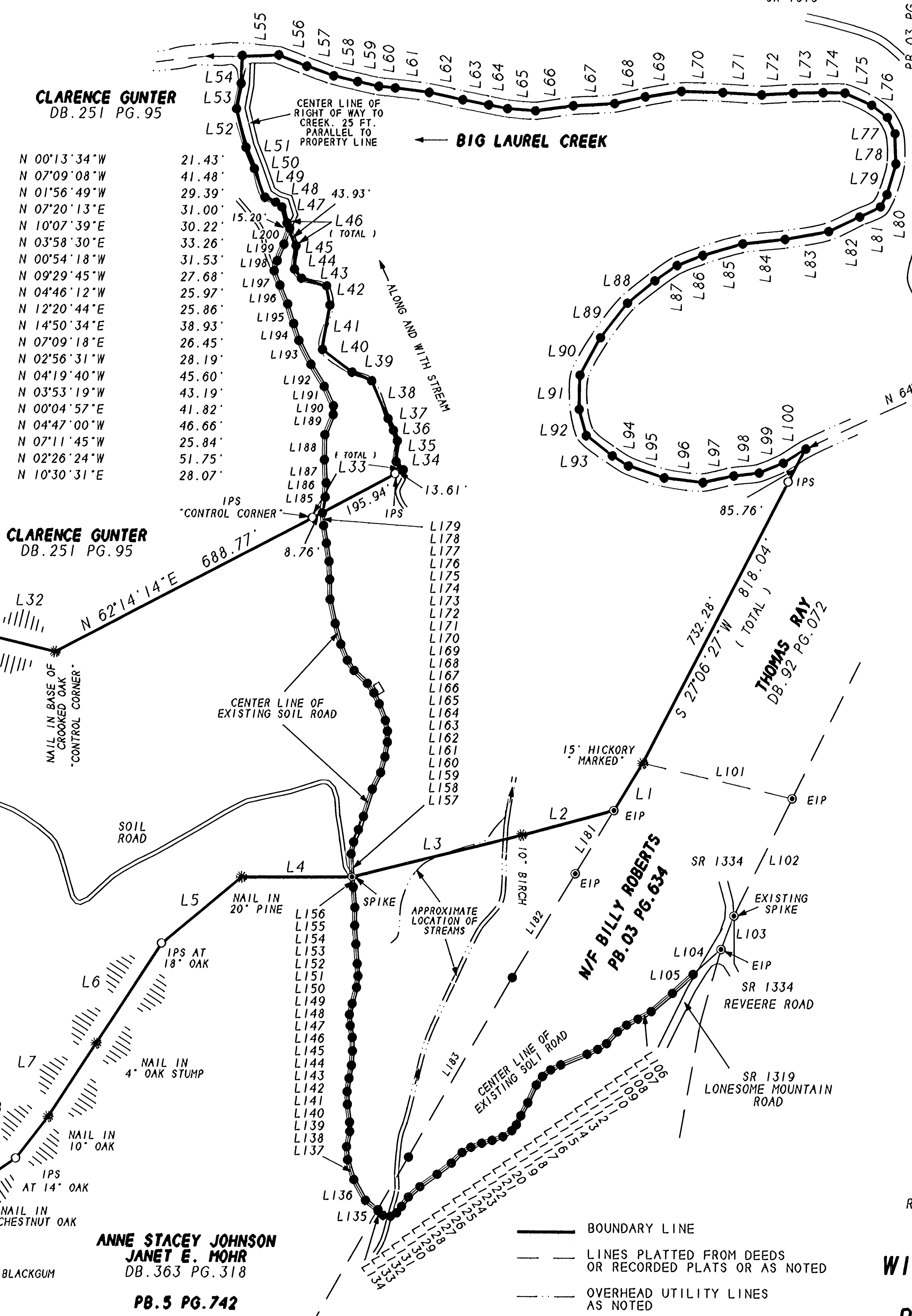
LINE	BEARING	DISTANCE
L 1	S 30°59'17"W	127.10'
L 2	S 74°41'37"W	220.79'
L 3	S 75°45'07"W	403.84'
L 4	S 89°42'54"W	254.94'
L 5	S 49°58'18"W	240.11'
L 6	S 33°05'16"W	277.27'
L 7	S 32°59'56"W	202.55'
L 8	S 37°29'15"W	121.55'
L 9	S 55°51'27"W	173.86'
L 10	S 45°53'39"W	203.14'
L 11	S 55°06'31"W	39.41'
L 12	S 51°16'28"W	150.91'
L 13	S 71°33'15"W	134.41'
L 14	N 85°24'22"W	307.30'
L 15	S 68°03'36"W	139.48'
L 16	S 88°06'18"W	106.23'
L 17	N 74°23'21"W	107.05'
L 18	N 10°40'11"W	218.58'
L 19	N 00°06'56"W	139.76'
L 20	N 29°07'24"E	332.74'
L 21	N 02°23'43"E	112.45'
L 22	N 08°12'17"E	167.57'
L 23	N 45°38'24"E	151.61'
L 24	N 17°17'31"E	104.06'
L 25	N 12°47'32"E	148.90'
L 26	N 11°26'57"E	171.07'
L 27	N 54°36'14"E	134.67'
L 28	N 54°43'11"E	137.52'
L 29	N 71°00'05"E	198.01'
L 30	N 82°44'30"E	214.82'
L 31	S 62°58'03"E	174.28'
L 32	S 76°17'17"E	167.16'
L 33	N 61°53'44"E	218.31'
L 34	N 37°05'16"W	26.33'
L 35	N 04°20'30"E	44.89'
L 36	N 18°50'01"W	29.39'
L 37	N 25°00'00"W	30.00'
L 38	N 23°34'46"W	96.56'
L 39	N 68°23'29"W	50.05'
L 40	N 52°45'42"W	85.62'
L 41	N 10°00'31"E	101.39'
L 42	N 09°32'47"W	45.14'
L 43	N 71°47'27"W	63.39'
L 44	N 35°23'42"W	26.82'
L 45	N 04°42'32"E	51.11'
L 46	N 21°42'42"W	59.13'
L 47	N 17°15'39"W	39.30'
L 48	N 56°36'41"W	18.54'
L 49	N 65°58'15"W	27.28'
L 50	N 19°34'58"W	70.60'

L 51	N 22°03'10"W	52.71'
L 52	N 13°41'57"W	93.25'
L 53	N 10°38'28"E	55.86'
L 54	N 02°08'56"E	64.23'
L 55	N 87°40'15"E	82.92'
L 56	S 69°22'49"E	69.39'
L 57	S 70°25'48"E	65.85'
L 58	S 76°36'58"E	57.23'
L 59	S 77°44'30"E	50.14'
L 60	S 84°26'36"E	37.95'
L 61	S 82°57'17"E	79.12'
L 62	S 78°10'57"E	79.22'
L 63	S 79°12'00"E	60.85'
L 64	S 79°11'32"E	44.10'
L 65	S 85°45'04"E	64.76'
L 66	N 82°14'36"E	87.89'
L 67	N 86°32'55"E	95.86'
L 68	N 77°35'45"E	72.53'
L 69	N 80°58'12"E	84.51'
L 70	S 88°48'33"E	96.00'
L 71	S 87°01'36"E	90.33'
L 72	N 86°46'51"E	74.27'
L 73	N 88°31'30"E	68.25'
L 74	S 89°23'26"E	51.02'
L 75	S 66°37'25"E	67.72'
L 76	S 52°38'36"E	46.21'
L 77	S 26°22'13"E	41.86'
L 78	S 02°29'54"E	73.55'
L 79	S 16°15'38"W	73.71'
L 80	S 28°44'00"W	32.06'
L 81	S 64°34'18"W	53.80'
L 82	S 64°34'51"W	79.21'
L 83	S 79°46'11"W	103.20'
L 84	S 83°43'09"W	98.68'
L 85	S 73°29'24"W	96.38'
L 86	S 68°19'04"W	63.96'
L 87	S 54°40'55"W	62.48'
L 88	S 50°15'55"W	81.89'
L 89	S 37°31'54"W	101.30'
L 90	S 28°24'19"W	98.31'
L 91	S 00°19'19"W	79.98'
L 92	S 15°31'56"E	60.12'
L 93	S 51°48'39"E	75.62'
L 94	S 57°59'05"E	44.04'
L 95	S 71°41'30"E	87.35'
L 96	S 83°21'38"E	90.49'
L 97	N 78°00'19"E	72.76'
L 98	N 83°02'10"E	59.33'
L 99	N 67°55'32"E	60.63'
L 100	N 57°54'48"E	61.99'

L 101	S 77°06'33"E	356.78'
L 102	S 26°14'25"W	302.46'
L 103	S 20°54'44"W	82.88'
L 104	S 48°03'14"W	88.75'
L 105	S 47°14'09"W	65.04'
L 106	S 49°03'13"W	64.65'
L 107	S 60°23'28"W	35.36'
L 108	S 62°26'40"W	29.53'
L 109	S 52°08'05"W	26.58'
L 110	S 41°45'10"W	37.48'
L 111	S 57°43'12"W	24.49'
L 112	S 65°46'53"W	27.12'
L 113	S 67°34'55"W	65.48'
L 114	S 63°17'59"W	25.81'
L 115	S 49°44'30"W	24.35'
L 116	S 34°45'31"W	24.70'
L 117	S 24°44'18"W	45.19'
L 118	S 27°54'40"W	33.98'
L 119	S 25°41'21"W	23.49'
L 120	S 39°16'29"W	17.02'
L 121	S 56°44'56"W	24.90'
L 122	S 71°32'44"W	26.51'
L 123	S 74°05'55"W	24.86'
L 124	S 68°48'44"W	26.56'
L 125	S 57°26'25"W	23.65'
L 126	S 44°25'15"W	34.78'
L 127	S 51°37'37"W	42.13'
L 128	S 53°24'44"W	49.19'
L 129	S 47°04'46"W	36.18'
L 130	S 34°18'24"W	27.06'
L 131	S 37°43'37"W	18.48'
L 132	S 64°33'03"W	16.60'
L 133	N 82°22'58"W	16.73'
L 134	N 44°30'12"W	16.44'
L 135	N 50°47'51"W	38.07'
L 136	N 28°33'18"W	55.60'
L 137	N 17°19'30"W	48.44'
L 138	N 04°05'19"W	27.11'
L 139	N 10°43'26"E	35.73'

REGISTERED THIS THE 20 DAY OF April 20 2006
AT 1:32 AM PM RECORDED IN BOOK 5 PAGE 751
BY Susan Reector REGISTER OF DEEDS
DEPUTY/ASSISTANT

FILED IN MADISON COUNTY, NC ON
APR 20 2006 AT 01:32:09 PM
BY Susan Reector
Register of Deeds



L 160	N 20°36'59"E	30.52'
L 161	N 20°43'11"E	32.69'
L 162	N 17°44'39"E	66.09'
L 163	N 26°05'15"E	42.72'
L 164	N 15°37'47"E	37.63'
L 165	N 09°03'11"E	34.32'
L 166	N 00°48'03"E	25.21'
L 167	N 10°15'05"W	28.76'
L 168	N 21°10'01"W	40.92'
L 169	N 26°45'23"W	28.08'
L 170	N 34°43'29"W	27.03'
L 171	N 46°54'55"W	42.78'
L 172	N 32°32'40"W	28.90'
L 173	N 22°13'19"W	39.85'
L 174	N 15°01'24"W	49.93'
L 175	N 12°18'39"W	56.89'
L 176	N 00°51'59"W	42.57'
L 177	N 02°25'24"W	41.78'
L 178	N 08°24'45"W	42.46'
L 179	N 09°17'00"W	41.32'
L 180	N 06°03'28"W	31.83'
L 181	S 30°59'17"W	171.46'
L 182	S 30°59'17"W	282.58'
L 183	S 29°36'41"W	479.40'
L 184	S 29°36'41"W	141.58'
L 185	N 07°16'47"E	35.78'
L 186	N 03°53'22"E	32.76'
L 187	N 02°57'13"W	51.91'
L 188	N 00°40'37"E	58.01'
L 189	N 21°24'21"E	50.59'
L 190	N 01°50'00"W	22.44'
L 191	N 23°42'36"W	51.20'
L 192	N 31°51'08"W	59.09'
L 193	N 27°12'02"W	61.53'
L 194	N 19°11'29"W	40.02'
L 195	N 17°12'10"W	47.39'
L 196	N 22°27'41"W	47.57'
L 197	N 21°57'09"W	35.85'
L 198	N 17°23'50"E	23.28'
L 199	N 21°50'58"E	40.74'
L 200	N 19°56'13"E	38.70'

LEGEND OF SYMBOLS

- EXISTING MONUMENT
- MONUMENT SET
- EXISTING IRON PIPE OR PIN
- IRON PIPE OR PIN SET
- UNMARKED POINT
- AS INDICATED AT POINT

NOTE:
AREAS DETERMINED BY COORDINATE METHOD
PROPERTY CORNERS MARKED AS NOTED
PROPERTY LINES NOT MARKED UNLESS NOTED OTHERWISE

STATE OF NORTH CAROLINA
COUNTY OF MADISON

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

REVIEW OFFICER _____ DATE _____

I, J. GLENN HAYNES, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION
(DEED DESCRIPTION RECORDED IN BOOK 251, PAGE 93, ECT. 110781);
THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM
INFORMATION FOUND IN BOOK _____, PAGE _____; THAT THE RATIO OF
PRECISION AS CALCULATED IS 1:15,000; THAT THIS PLAT WAS PREPARED
IN ACCORDANCE G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE,
LICENSE NUMBER AND SEAL THIS 25 DAY OF FEB., A.D., 2006.



J. Glenn Haynes
SURVEYOR
L-1386
LICENSE NUMBER

ANNE STACEY JOHNSON
JANET E. MOHR
DB. 363 PG. 318
PB. 5 PG. 742

J. GLENN HAYNES R.L.S.
BUILDING-A SUITE-105
31 COLLEGE PLACE
ASHEVILLE, NORTH CAROLINA
TELE. (828) 254-8466
FAX. 254-8907

REVISED
APRIL 20, 2006
TO SHOW BOUNDARY AS CONFIRMED
AND 20' RIGHT OF WAY AS
DESCRIBED IN DB. 292 PG. 324

REVISION OF PB. 4 PG. 954
SURVEY FOR
WILLIAM SIRKIN
& WIFE
ROBIN SIRKIN
OFF LONESOME MOUNTAIN ROAD
NO. 2 TOWNSHIP
MADISON COUNTY, NORTH CAROLINA
DEED REFERENCE - PORTION OF DB. 251 PG. 093

NO RECOVERABLE NCGS WITHIN 2000'
PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY OF RECORD
THIS MAP IS NOT TRANSFERABLE, AND MAY NOT BE USED BY ANY OTHER PERSON
OR ENTITY WITHOUT WRITTEN AUTHORIZATION BY J. GLENN HAYNES
THE MAP IS PROVIDED FOR THE PARTIES NAMED HEREON.

SCALE 1" = 200' FEB. 25, 2003

REVISED
FEB. 28, 2003