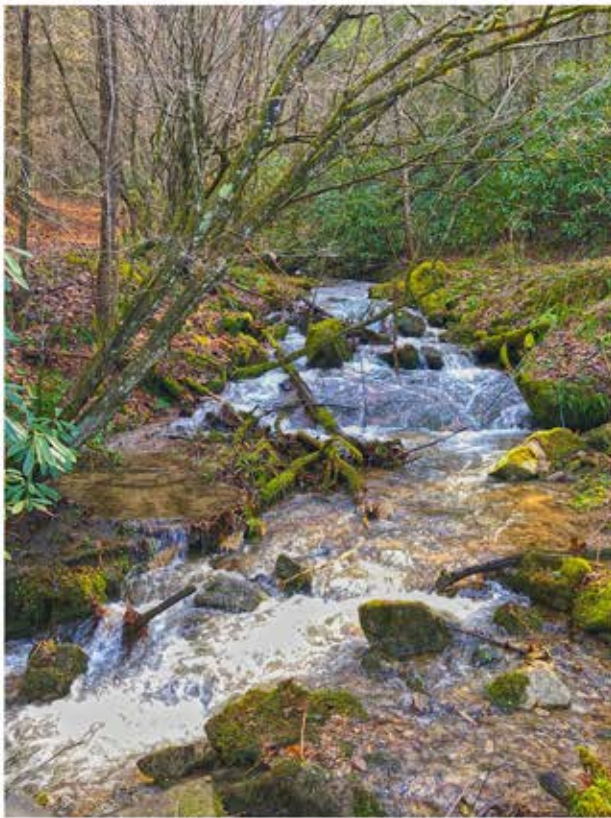


87 Acre Bucket List Retreat Farm - Two Creeks!



Looking for 87+ Acres that has it all? This property checks all the boxes! Beautiful mountain views, large whitewater trout creek; additional creek. Pastures and Barn. A very special property that you must see!



Pristine woods, hiking trails throughout Southwest facing for great solar potential. Easy access yet private.

Large building site overlooking Shelton Laurel Creek.

Spring Reservoir



Summer View of Creek

**Offered for \$560,000
MLS#3124506**



Mountain Home Properties www.mountaindream.com

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

Cindy DuBose - cdubose@mountaindream.com 828-734-9158

Land Property Client Full

9684 Hwy 212 Highway, Marshall NC 28753

MLS#: **3124506**
 Status: **Active**
 Subdivision: **none**
 Zoning: **R-A**
 Legal Desc: **PIN#s 9823-05-7959: Deed Book 440 p163, Book 454 p679**
 Elevation: **2500-3000 ft. Elev.**

Category: **Lots/Acres/Farms**
 Tax Location: **Madison**
 Tax Value: **\$199,234**

Parcel ID: **9823-05-7959**
 County: **Madison**
 Zoning Desc: **Residential**
 Deed Reference: **440-163**

List Price: **\$560,000**

General Information

Type: **Acreage**
 Can be Divided?: **Yes**
 \$/Acres: **\$6,390.51**

Land Information

Approx Acres: **87.63**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **0**
 Prop Foundation: **N/A**

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

Additional Information

Prop Fin:
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**

School Information

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

Utility/Plan Information

Sewer: **None**
 Water: **Spring**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic: **0**

Recent: **10/15/2018 : DECR : \$599,000->\$560,000**

Features

Waterbody Name: **Creek - unspecified**
 Comm Features: **Walking Trails**
 Exterior Feat: **Barn(s), Fenced**
 Access: **State Highway**
 Improvements: **Barn, Partial Fencing**
 Suitable Use: **Cattle, Farmland, Gardening, Horse Farm, Pasture/Grazing, Residential**

Street: **Paved**

Association Information

Subject To HOA: HOA Subj Dues: **No** Assoc Fee: Subject to CCRs:

Remarks

Public Remarks: **87 acre Bucket List Retreat Farm. Looking for 87+ incredible acres that has it all? This property checks all the boxes! Beautiful mountain views, large whitewater trout creek and another creek too, pastures and barn, pristine woods and hiking trails throughout property. Southwest facing for great solar potential and easy access yet private. Many building sites. A very special property that you must see!**
 Directions: **From Asheville: HWY 25/70 to HWY 208, Right on HWY 212, Pass Hickory Log Rd on left and look on right for gravel dive that goes over a bridge. There is a locked gate.**

Listing Information

DOM: **1,035** CDOM: **1,035** Closed Dt:
 UC Dt: DDP-End Date: Close Price: Slr Contr:
 LTC:

Prepared By: Jill Warner

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Based on information submitted to CarolinaMLS. All data is obtained from various sources and may not have been verified by broker or CarolinaMLS. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information.

Land Property Photo Gallery

MLS#: [3124506](#)

9684 Hwy 212 Highway, Marshall NC 28753

List Price: \$560,000



Shelton Laurel trout creek



Secondary creek converging with Shelton Laurel cr...



Large home site overlooking Shelton Laurel Creek



Spring Reservoir



Trout Creek



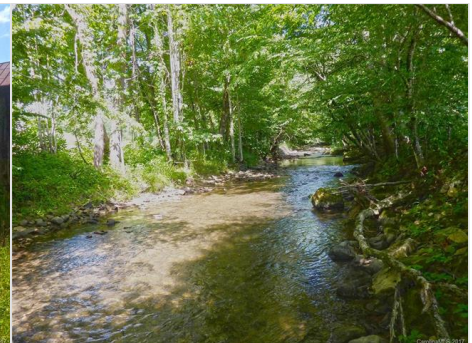
Pasture with barn



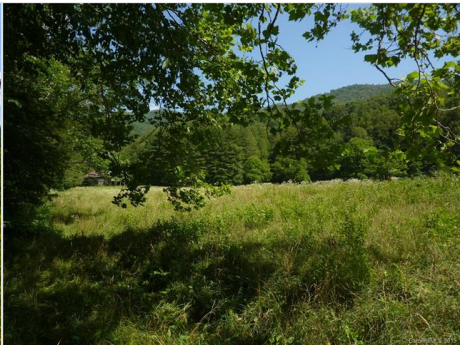
Trails throughout woods



Barn, Pasture, Views!



Trout creek



Flat pasture land



Falls

With some clearing you would have your own slidin...

Second creek converging with Shelton Laurel Creek

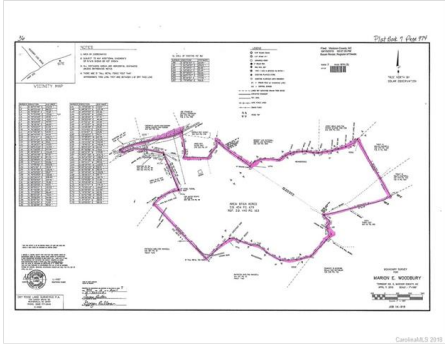


Shelton Laurel trout creek

Falls

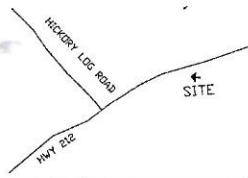


Mountain views with some clearing









VICINITY MAP

NOTES

1. AREA BY COORDINATES
2. SUBJECT TO ANY ADDITIONAL EASEMENTS OR R/W'S SHOWN OR NOT SHOWN
3. ALL DISTANCES SHOWN ARE HORIZONTAL DISTANCES UNLESS OTHERWISE NOTED.
4. THERE ARE 5' TALL METAL FENCE POST THAT APPROXIMATE THIS LINE. THEY ARE BETWEEN 1-2' OFF THIS LINE.

CL CALL OF EXISTING 45' R/W

NUMBER	DIRECTION	DISTANCE
L80	S 18°16'43" E	60.39'
L81	S 05°04'50" E	24.23'
L82	S 09°09'21" E	61.42'
L83	S 54°08'11" E	21.44'
L84	N 87°50'07" E	50.26'
L85	N 84°0'57" E	55.59'
L86	S 01°14'51" E	77.99'
L87	S 75°18'56" E	93.15'

LEGEND

- 5/8" REBAR FOUND
- 1/2" REBAR SET
- UNMARKED POINT
- 1" SOLID ROD
- MAG NAIL SET
- TREE (SIZE & SPECIES AS NOTED)
- EXISTING PLANTED STONE
- EXISTING ALUMINUM U/S MONUMENT
- UT. = POWER POLE W/ OVERHEAD LINES
- CC. = CONTROL CORNER
- LINES NOT SURVEYED INFROM FROM DEEDS
- SURVEYED BOUNDARY
- TIE LINES
- VINE FENCE LINES
- BOARD FENCE
- AA RIDGE TOP

Filed: Madison County, NC
04/15/2015 03:07:28 PM
Susan Rector, Register of Deeds

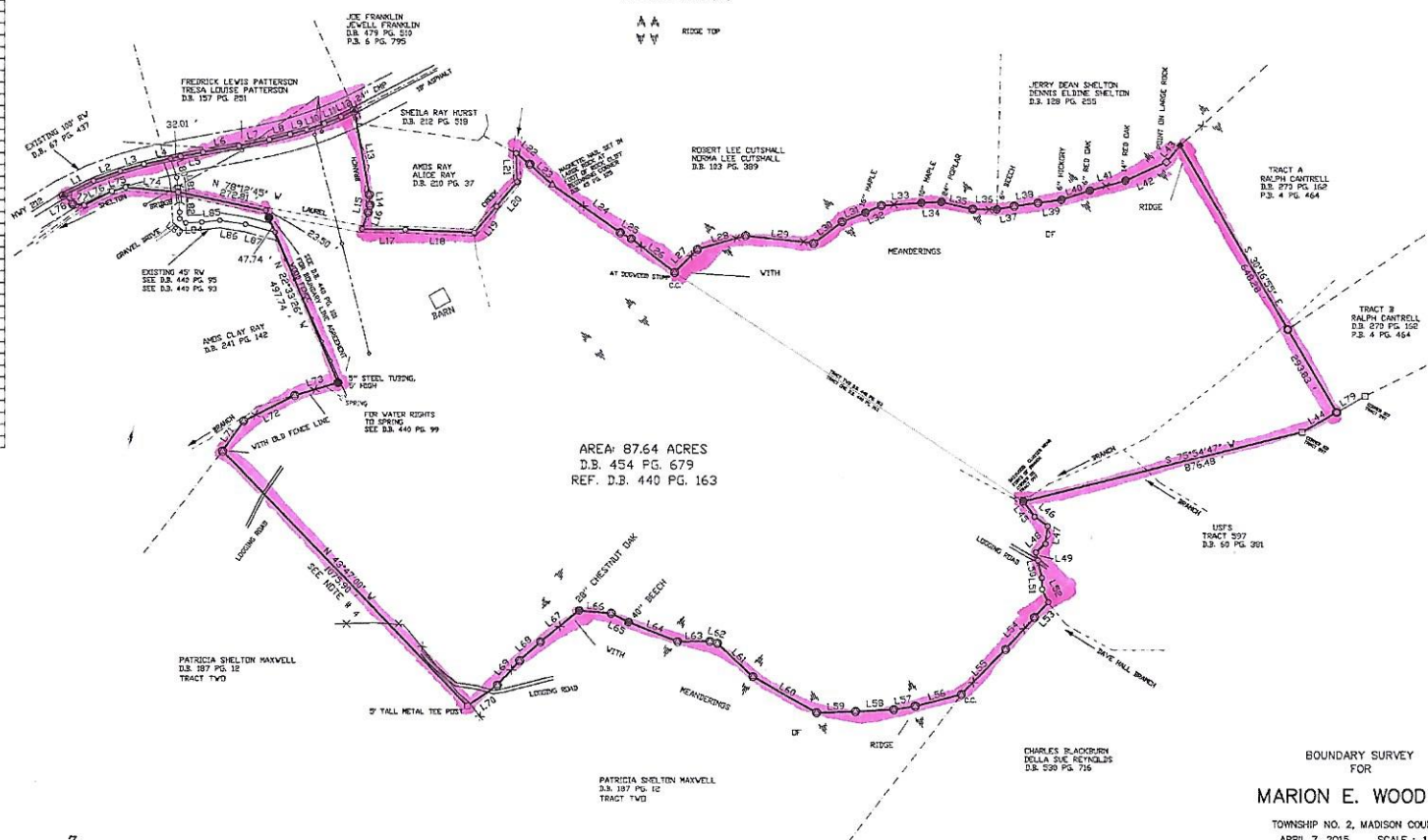
BOOK 7 PAGE 974 (1)



TRUE NORTH BY
SOLAR OBSERVATION

NUMBER	DIRECTION	DISTANCE
L1	N 63°31'48" E	103.09'
L2	N 69°59'46" E	86.53'
L3	N 74°00'19" E	75.02'
L4	N 77°53'40" E	118.06'
L5	N 79°35'22" E	59.41'
L6	N 79°37'25" E	110.97'
L7	N 78°28'09" E	94.94'
L8	N 76°10'44" E	65.04'
L9	N 73°23'07" E	51.55'
L10	N 70°28'24" E	57.35'
L11	N 67°35'18" E	54.97'
L12	N 64°43'09" E	44.10'
L13	S 10°15'27" E	260.77'
L14	S 08°54'04" E	31.73'
L15	S 12°49'39" W	23.11'
L16	S 19°39'57" W	54.25'
L17	S 89°43'33" E	131.94'
L18	S 87°58'09" E	111.19'
L19	N 40°25'01" E	103.39'
L20	N 39°46'46" E	97.67'
L21	N 01°53'20" W	87.24'
L22	S 47°53'41" E	92.26'
L23	S 55°00'26" E	253.15'
L24	S 60°11'01" E	38.18'
L25	S 58°21'38" E	169.49'
L26	N 44°22'05" E	19.27'
L27	N 73°53'59" E	152.80'
L28	S 83°36'13" E	208.49'
L29	N 83°04'44" E	109.18'
L30	N 68°38'25" E	76.58'
L31	N 65°59'53" E	53.51'
L32	N 85°52'11" E	121.52'
L33	N 87°26'00" E	61.16'
L34	S 77°13'56" E	98.42'
L35	S 89°31'14" E	73.54'
L36	N 79°05'09" E	54.36'
L37	N 81°57'35" E	72.62'
L38	N 82°31'50" E	71.87'
L39	N 71°42'28" E	95.67'

NUMBER	DIRECTION	DISTANCE
L41	N 74°20'26" E	113.07'
L42	N 65°36'17" E	137.38'
L43	N 39°29'04" E	65.36'
L44	S 69°03'09" W	100.61'
L45	S 36°30'02" E	57.41'
L46	S 54°23'40" E	49.38'
L47	S 07°22'22" W	54.50'
L48	S 47°21'27" W	39.50'
L49	S 13°38'39" E	24.81'
L50	S 12°14'05" E	54.93'
L51	S 01°15'07" E	33.15'
L52	S 25°48'41" E	435.7'
L53	S 42°09'27" W	62.93'
L54	S 42°09'27" W	131.25'
L55	S 44°21'26" W	193.39'
L56	S 75°45'31" W	145.94'
L57	S 80°42'22" W	65.64'
L58	S 87°03'06" W	116.61'
L59	S 08°12'10" W	119.28'
L60	N 60°27'28" W	321.73'
L61	N 46°52'46" W	148.25'
L62	S 59°39'25" E	52.87'
L63	S 69°15'17" W	99.53'
L64	N 68°29'48" W	160.85'
L65	N 62°52'35" W	58.91'
L66	N 85°05'09" W	98.44'
L67	S 50°49'44" W	32.09'
L68	S 48°09'27" W	85.77'
L69	S 41°53'02" W	100.79'
L70	S 55°45'00" W	111.86'
L71	N 35°19'49" E	111.82'
L72	N 63°17'17" E	174.12'
L73	N 73°25'33" E	136.97'
L74	N 83°05'03" E	161.80'
L75	S 74°07'04" W	42.91'
L76	S 62°57'45" W	98.23'
L77	N 84°02'44" W	25.24'
L78	N 47°12'11" W	20.03'
L79	N 60°03'21" E	99.19'



THIS SURVEY OF AN EXISTING PARCEL OF LAND DOES NOT
CREATE A NEW STREET OR CHANGE AN EXISTING STREET

I, MARION E. WOODBURY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION
IN 2015. INFORMATION PROVIDED IN THIS BOOK AND PLAT IS TRUE. THE
BOUNDARIES NOT SHOWN ARE EXISTING BOUNDARIES. THE
INFORMATION PROVIDED IN THIS PLAT IS TRUE. THE
PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 41-20. AN APPROVED
WITNESS BY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF
APRIL, 2015.



L-4401
REGISTRATION NUMBER

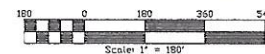
PRESENTED FOR REGISTRATION AND RECORDED IN THIS BOOK 7
ON 7/15/2015, THE 15 DAY OF April
TO 15, 2015, 15:00 P.M.

Susan Rector
Debra Bullman

DRY RIDGE LAND SURVEYING P.A.
100 LOUISTOWN RD
WEAVERVILLE, NC 28787
PHONE: (828) 777-8446
C-3422

BOUNDARY SURVEY
FOR
MARION E. WOODBURY

TOWNSHIP NO. 2, MADISON COUNTY, NC
APRIL 7, 2015 SCALE: 1"=180'



Scale: 1"=180'

JOB 14-918