



11.6 Acres

***Offered
for
\$109,900***

MLS#3400635

***Special 11.6 acres tucked away in a beautiful setting on the Asheville side of Doggett Mountain.
This property already has the building site with spring water system, septic system,
power and phone and ready for you to complete your special place in the mountains.***

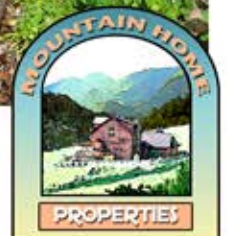


***Beautiful woods and trails. Rustic camping shed. Paved
access. 25 minutes to Asheville. Unique opportunity!***

Mountain Home Properties www.mountaindream.com

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

Cindy DuBose - cdubose@mountaindream.com



Land Property Client Full

6321 NC 63 Highway, Leicester NC 28748

MLS#: **3400635**
 Status: **Active**
 Subdivision: **None**
 Zoning: **R-A**
 Legal Desc: **See Deed Description BK407 PG267 Survey Plat BK4 PG321**
 Elevation: **3000-3500 ft. Elev.**

Category: **Lots/Acres/Farms**
 Tax Location: **Madison**
 Tax Value: **\$68,837**

Parcel ID: **8763-44-2104**
 County: **Madison**
 Zoning Desc:
 Deed Reference: **407/267**

List Price: **\$109,900**



General Information

Type:
 Can be Divided?: **Yes**
 \$/Acres: **\$9,474.14**

Land Information

Approx Acres: **11.60**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build:
 Prop Foundation:
 Lot Desc: **Mountain View, Long Range View, Paved Frontage, Sloping, Stream/Creek, Trees, Wooded**

School Information

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

Utility/Plan Information

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

Additional Information

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

Recent: **04/09/2019 : DECR : \$114,900->\$109,900**

Features

Lake/Water Amenities: **None**
 Comm Features: **None**
 Access: **Paved Road, State Road**
 Improvements: **Shed**
 Suitable Use: **Residential**
 Street: **Paved**

Association Information

Subject To HOA: **None**
 Proposed Spcl Assess:
 Subj to CCRs: **No**
 Confirm Spcl Assess:
 HOA Subj Dues:

Remarks

Public Remarks: **Special 11.6 acres tucked away in a beautiful setting on the Asheville side of Doggett Mountain. This property already has the building site with spring water system, septic system, power and phone and ready for you to complete your special place in the mountains. Beautiful woods and trails. Rustic camping shed. Paved access. 25 minutes to Asheville. Unique opportunity! Possible Owner Financing.**
 Directions: **From Asheville take Leicester Hwy. from Patton Avenue. Continue for 20.4 miles. Property will be on your right.**

Listing Information

DOM: **304**
 UC Dt:
 CDOM: **304**
 DDP-End Date:
 Closed Dt:
 Close Price:
 Slr Contr:
 LTC:

Prepared By: Jill Warner

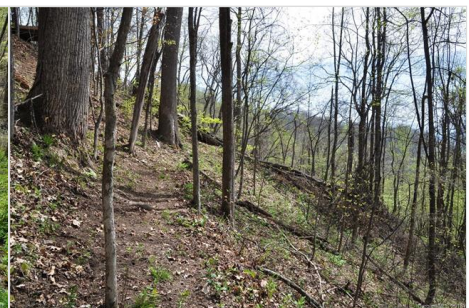
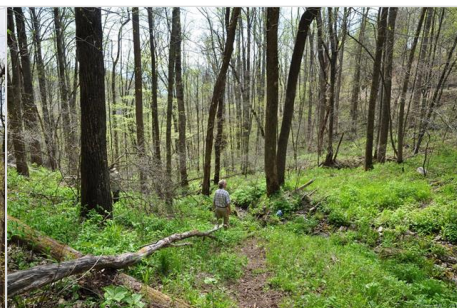
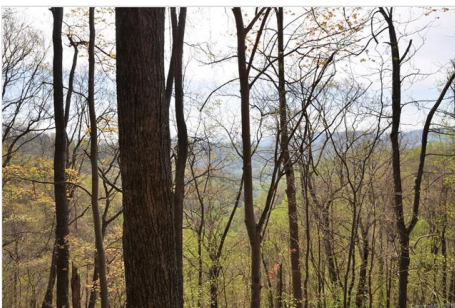
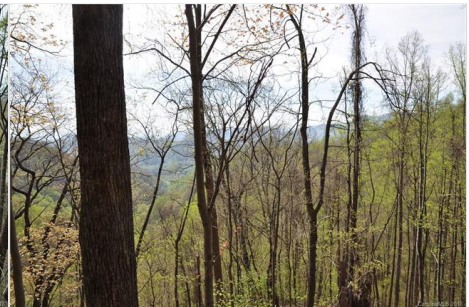
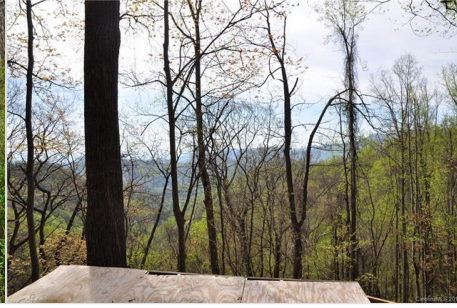
©2014 CarolinaMLS. All rights reserved. Information herein deemed reliable but not guaranteed. Generated on 04/09/2019 12:18:10 PM

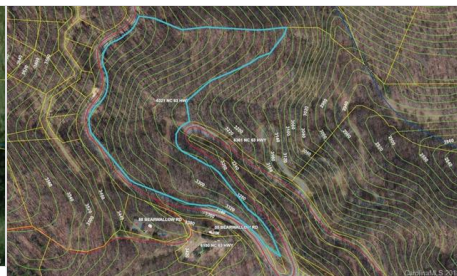
Based on information submitted to CarolinaMLS. All data is obtained from various sources and may not have been verified by broker or CarolinaMLS. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties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

Land Property Photo Gallery
6321 NC 63 Highway, Leicester NC 28748

MLS#: [3400635](#)

List Price: \$109,900





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.



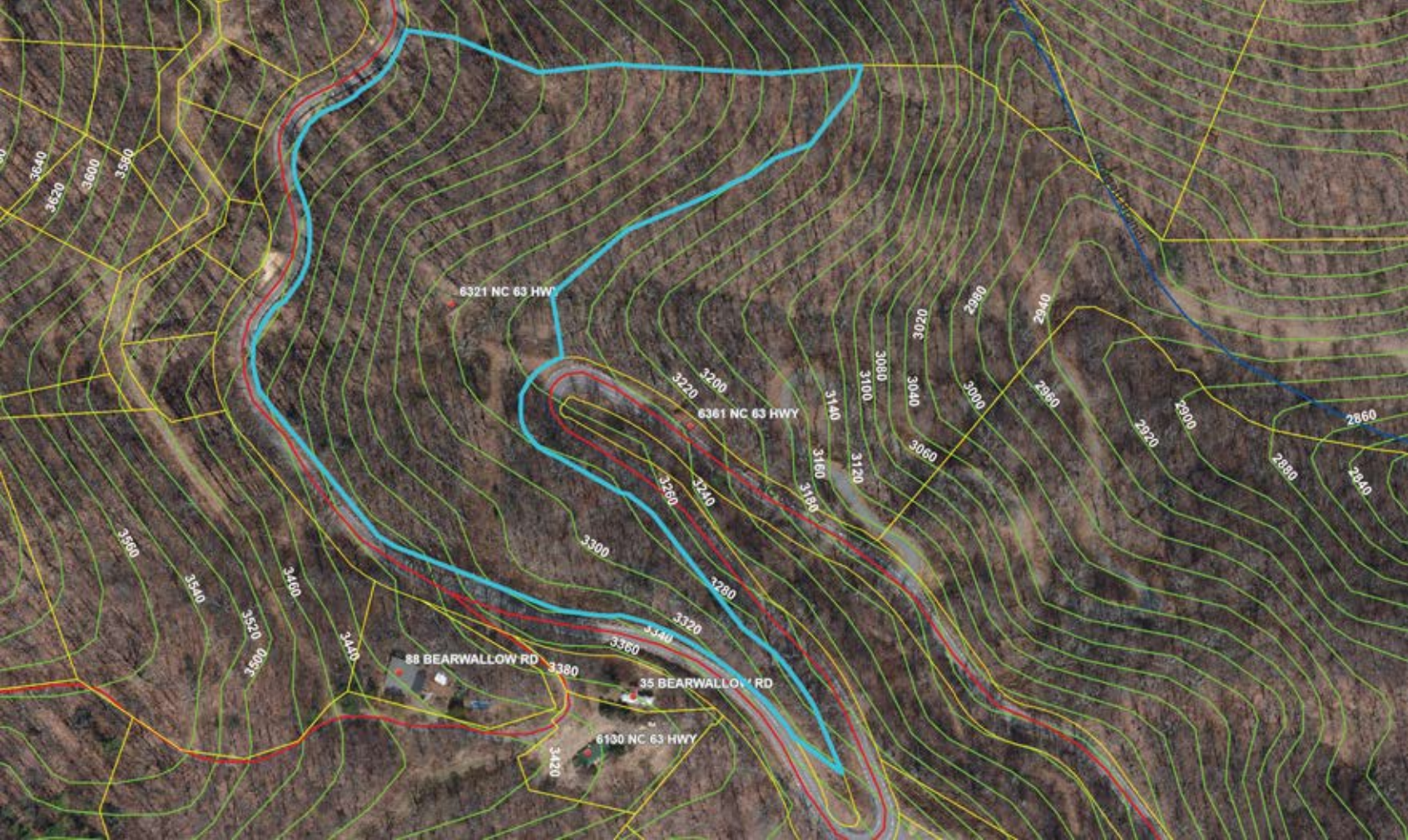
6321 NC 63 HWY

6361 NC 63 HWY

88 BEARWALLOW RD

35 BEARWALLOW RD

6130 NC 63 HWY



LEGEND

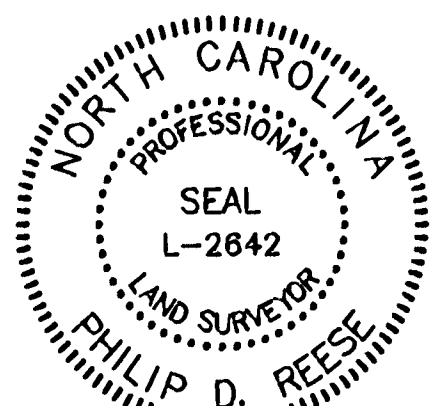
- COMPUTED & UNMARKED CORNER
 ⊙ 5/8" REBAR W/CAP SET (OR CORNER AS NOTED)
 ⊙ EXISTING CORNER AS NOTED
 △ MAG NAIL SET
 ▲ NAIL OR SPIKE FOUND AS NOTED
 □ CONCRETE MONUMENT W/BRASS DISK SET (CONTROL CORNER = CC)
 ■ MONUMENT FOUND
 ○ TREE (SIZE & SPECIES AS NOTED)
 ● PP POWER POLE
 -X- FENCE
 FP FENCE POST
 R/W RIGHT-OF-WAY

STATE OF NORTH CAROLINA
 COUNTY OF MADISON
 FILED FOR REGISTRATION ON THE 6th DAY OF MARCH, 2000,
 AT 2:54 PM AND RECORDED IN PLAT BOOK 4, PAGE 321
 BY: *Jana de Guzman*
 REGISTER OF DEEDS
 BY: _____ DEPUTY

STATE OF NORTH CAROLINA
 COUNTY OF MADISON
 I, *Linda H. Thomas*, REVIEW OFFICER OF MADISON
 COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED
 MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 DATE: 3/6/00 REVIEW OFFICER: *Linda H. Thomas*

SURVEYOR'S CERTIFICATE
 I, *Philip D. Reese*, P.L.S., DO HEREBY CERTIFY THAT THIS
 SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND
 DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 DATE: 3-7-00 *Philip D. Reese*
 DATE: _____ SURVEYOR

STATE OF NORTH CAROLINA
 COUNTY OF MADISON
 I, *Philip D. Reese*, CERTIFY THAT THIS
 PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY
 MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN
 BOOK 223, PAGES 674, 677-679); THAT THE RATIO OF
 PRECISION IS 1:10,000; THAT THE BOUNDARIES NOT SURVEYED
 ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN
 DEED BOOK N/A, PAGE _____; THAT THIS PLAT WAS
 PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY
 ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 7TH
 DAY OF MARCH, A.D. 2000.
Philip D. Reese L-2642
 PROFESSIONAL LAND SURVEYOR REGIST. NO.



Bron P. Brookshire
 D.B. 96, Pg. 203

5/8" REBAR SET IN CENTER
 OF OLD ROAD ON TOP OF
 ROCK CLIFF WITH A 26"
 CHESTNUT OAK WITNESS TREE
 BEGINNING CORNER OF D.B. 223,
 PG. 674-679.
 TERMINUS OF THE 2ND CALL OF
 D.B. 96, PG. 244 - TRACT 1.

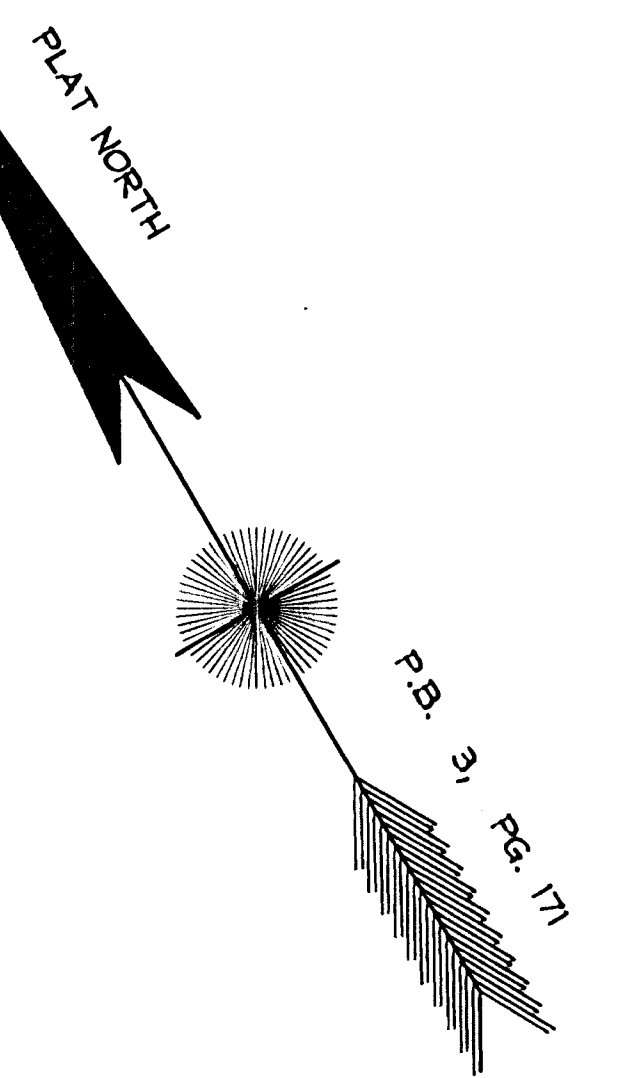
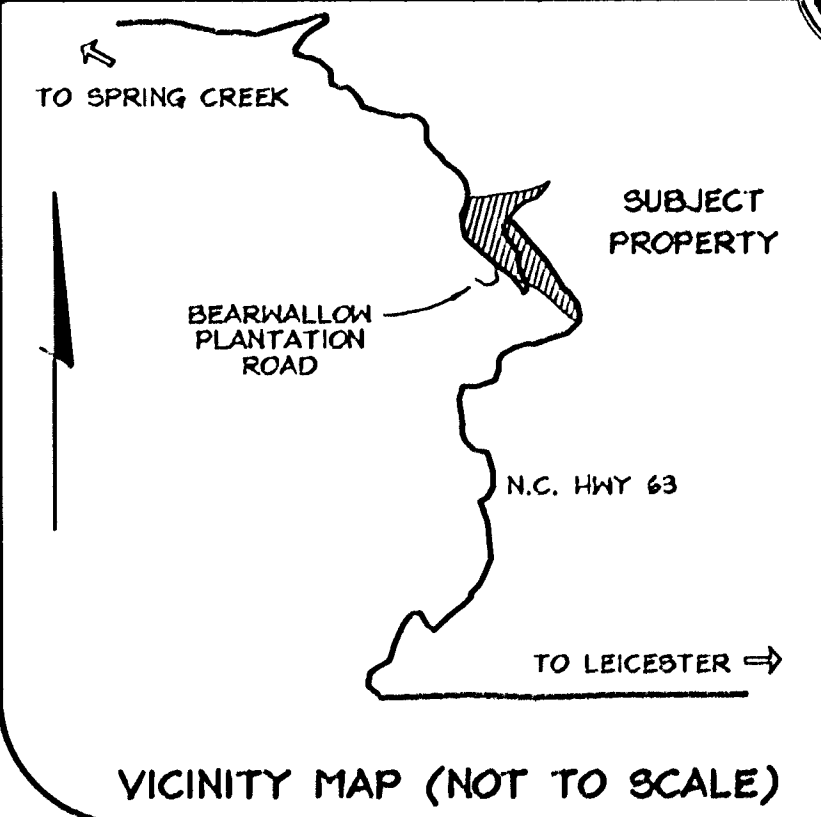
CENTERLINE OF NC HIGHWAY 63

CURVE	CHORD BEARING	LENGTH	RADIUS	ARC LENGTH
C1	S 22°06'44" W	55.90'	70.33'	57.48'
C2	S 55°06'21" W	71.74'	215.54'	72.07'
C3	S 26°42'12" W	110.77'	40.00'	119.32'
C4	S 18°55'12" W	102.60'	102.00'	107.51'
C5	S 10°22'48" W	172.07'	137.44'	185.91'
C6	S 33°52'20" E	138.79'	722.00'	139.01'
C7	S 53°08'43" E	164.58'	346.00'	166.17'
C8	S 73°33'23" E	134.17'	579.00'	134.47'
C9	S 54°53'50" E	306.27'	378.00'	315.33'

LINE	BEARING	DISTANCE
L10	N 31°24'58" W	106.03'
L11	N 13°47'42" E	76.07'
L12	S 81°16'54" E	32.19'
L13	S 48°43'17" E	139.03'
L14	S 49°40'34" E	65.03'
L15	S 60°58'52" E	85.06'
L16	S 28°32'58" E	148.82'
L17	S 01°01'04" W	106.98'

LINE	BEARING	DISTANCE
L11	S 64°40'59" W	55.81'
L12	S 11°16'38" E	87.04'
L13	S 49°06'59" E	7.78'
L14	S 39°23'16" E	85.64'
L15	S 66°44'17" E	104.68'
L16	S 50°12'41" E	33.68'

LINE	BEARING	DISTANCE
L19	N 13°30'53" W	28.08'
L20	N 20°18'04" W	122.49'
L21	N 42°31'51" W	87.57'
L22	N 36°53'40" W	186.64'
L23	N 42°41'56" W	53.94'
L24	N 55°11'01" W	155.00'
L25	N 49°00'50" W	31.00'
L26	S 54°10'00" E	62.51'
L27	S 51°43'08" E	255.23'
L28	S 57°10'37" E	152.25'
L29	S 34°18'57" E	136.24'
L30	S 65°08'10" E	65.26'
L31	S 36°06'38" E	186.04'
L32	S 40°30'08" E	119.14'
L33	S 16°43'46" E	52.51'



TRACT 1
 11.60 ACRES

TRACT 2
 5.45 ACRES

BEARING-DISTANCE TABLE

LINE	BEARING	DISTANCE
L1	N 05°52'30" W	20.71'
L2	N 05°52'30" W	51.15'
L3	N 08°58'37" W	54.47'
L4	N 67°03'35" E	82.74'
L5	N 56°34'18" E	48.68'
L6	N 73°14'09" E	56.25'
L7	N 19°35'29" E	36.40'
L8	N 76°31'37" W	87.72'
L9	N 74°15'50" W	64.59'
L10	N 74°33'26" W	29.06'

L17	S 55°15'11" E	92.38'
L18	S 55°15'11" E	88.34'

L34	N 51°37'22" W	63.50'
L35	N 51°37'22" W	57.78'
L36	N 56°07'53" W	162.35'
L37	N 56°07'53" W	40.00'
L38	N 56°07'53" W	104.00'
L39	N 55°34'39" W	87.39'
L40	N 55°15'11" W	74.02'
L41	S 52°59'17" E	35.54'
L42	S 52°59'17" E	113.50'

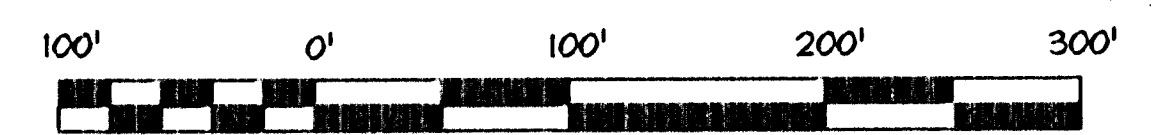
PROPERTY OF

CARL E. GRABER
 AND WIFE
 BARBARA M. GRABER

NOTES

- Tracts 1 & 2, containing a total of 17.05 acres, are all of the property of Carl E. Graber and wife Barbara M. Graber as described in Deed Book 223, Pages 674, 677, 678 & 679.
- REFERENCE: Being the eastern portion of Tract 1 as described in Deed Book 100, Page 172.
- A portion of the yard and gravel driveway of the Larry Smith, et ux, property as described in Deed Book 223, Page 705 encroaches on the southeastern portion of the subject property.
- N.C. Highway 63 is subject to the 60' R/W of the North Carolina Department of Transportation.
- Acres are computed by coordinates.

NUMBER 9 TOWNSHIP - MADISON COUNTY, NC



DATE: 03-07-00

JOB NO.: 00-2428



REESE & ASSOCIATES, P.A.

LAND SURVEYORS
 901-3 OLD MARS HILL HIGHWAY
 FORKS OF IVY PLAZA • WEAVERVILLE, NC 28787
 (828) 645-6714 • FAX (828) 645-5861