

30 Acres with Two Creek Converging- Retro Cottage, Yurt, and Barn



- *30 acres and retro Cottage
- *Two major creeks converging
- *Fish from the property in the State stocked Trout waters
- *Large pond, barn, and garden shed
- *Bottom land pasture-great for horses!
- *Mature fruit and berries
- *30 ft. Yurt with expansive decks
- *Would make a great small wedding venue or retreat center

The possibilities are endless with this property!



Reduced! Offered for \$455,000



Mountain Home Properties www.mountaindream.com

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

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



Residential Property Client Full

70 Rock House Road, Hot Springs NC 28743-7180

MLS#: 3303739	Category: Single Family	Parcel ID 8755-02-5211
Status: Active	Tax Location: Madison	County: Madison
Subdivision: none	Tax Value: \$302,557	Zoning: R-A
Zoning Desc: Residential Acreage		Deed Ref 293-367
Legal Desc: 8755-02-5211		Lot/Unit :
Approx Acres: 30.00	Approx Lot Dim:	
Lot Desc: Creekfront, Mountain View, Open/Cleared, Pasture, Pond/Lake, Stream/Creek, Trees	Elevation 2000-2500 ft. Elev.	



General Information

Type: **1.5 Story**
 Style: **Cottage/Bungalow**
 Construction Type: **Site Built**

HLA		Unheated Sqft
Main:	1,100	Main: 0
Upper:	430	Upper: 0
Third:	0	Third: 0
Lower:	0	Lower: 0
Bsmnt:	0	Bsmnt: 0
Above Grade:	1,530	
Total:	1,530	Total: 0

School Information

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

Bldg Information

Beds: **3**
 Baths: **1/0**
 Year Built: **1985**
 New Const: **No**
 Prop Compl Date:
 Construct Status: **Complete**
 Builder:
 Model:

Additional Information

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

Recent: **06/27/2019 : DECR : \$490,000->\$455,000**

Room Level	Beds	Baths	Room Type
Main	1	1/	Bathroom(s), Bedroom(s), Dining Area, Kitchen, Laundry, Living Room, Mud
Upper	2		Bedroom(s)

Room Information

2nd Living Quarters: **Other - See Media/Remarks**

Features

Parking: Detached Garage, Garage - 1 Car	Main Level Garage: No
Driveway: Gravel	Doors/Windows: g-Insulated Windows
Laundry: Main	Fixtures Exceptions: No
Foundation: Crawl Space	
Fireplaces: Woodstove	
Floors: Tile, Vinyl/Linoleum, Wood	
Equip: Dishwasher, Gas Range/Electric Oven, Microwave, Propane	
Interior Feat: Garage Shop	
Exterior Feat: Storage Shed/Outbuilding, Other - See Media/Remarks	
Exterior Const: Wood	
Porch: Back, Front	Roof: Metal
Street: Paved	

Utilities

Sewer: Septic Installed	Water: Well Installed	Wtr Htr: Electric, g-On-Dem
HVAC: Propane, Wall Unit Heat, Woodstove		
Subject To HOA: None	Subj to CCRs:	HOA Subj Dues:

Remarks

Public Remarks: **Incredible 30 Acre Property with 2 major creeks converging. State stocked trout waters, large pond, 30 foot Yurt with expansive decks. Charming Retro Historic feel cottage, partially remodeled, tucked in the trees on the creeks. Bottom land pasture, great for horses, mature fruit trees and berries, barn & garden shed. Yurt could possibly be up fitted for workshops or small wedding venue. So many possibilities! Retreat to the sound of falling waters. Let the water soothe your soul.**

Directions: **I-40 to exit 24 Hwy 209 past Trust to the first left on Rockhouse Road**

Listing Information

DOM: 673	CDOM: 673	Closed Dt:
UC Dt:	DDP-End Date:	Close Price:
		Slr Contr: LTC:

Prepared By: Jill Warner

Residential Property Photo Gallery

MLS: [3303739](#)

70 Rock House Road, Hot Springs NC 28743-7180

List Price: \$455,000



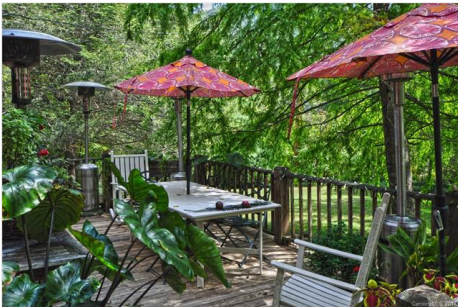
Great Old Barn



Country Kitchen with Viking Stove

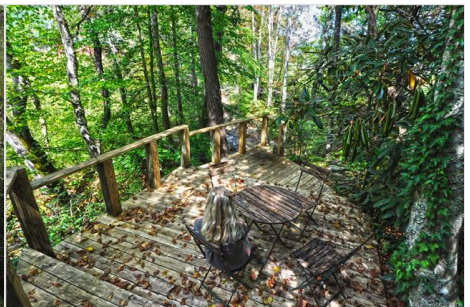


Large Upstairs Sleeping Space



Garden Shed and Yurt

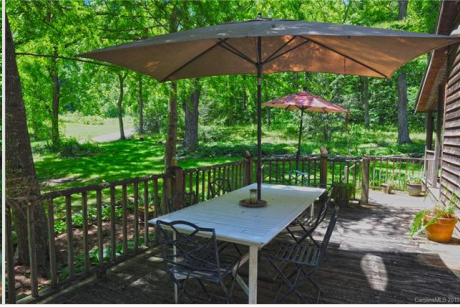
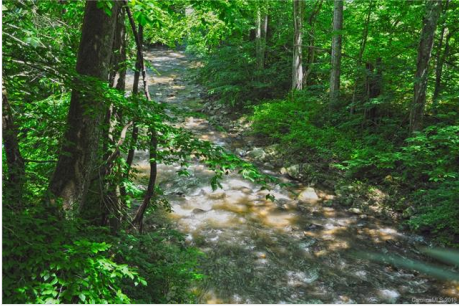
Incredible 30 foot diameter Yurt



Great Flat Pasture

"Sit a Spell" in a magical setting!





Located in a Serene Farming Valley









STATE OF NORTH CAROLINA MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)**, including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check ☒ in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/or oil and gas rights from the owner or by reservation of the mineral rights and/or oil and gas rights by the owner. If mineral rights and/or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

	Yes	No	No Representation
<u>Buyer Initials</u> 1. Mineral rights were severed from the property by a previous owner.	☐	☐	☒
<u>Buyer Initials</u> 2. Seller has severed the mineral rights from the property.	☐	☒	
<u>Buyer Initials</u> 3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	☐	☒	
<u>Buyer Initials</u> 4. Oil and gas rights were severed from the property by a previous owner.	☐	☐	☒
<u>Buyer Initials</u> 5. Seller has severed the oil and gas rights from the property.	☐	☒	
<u>Buyer Initials</u> 6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	☐	☒	

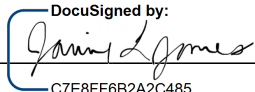
Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: **70 Rock House Rd, Hot Springs, 28743-7180**

Owner's Name(s): **Janine L. James**

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature:  DocuSigned by: **Janine L. James** Date **7/20/2017**
C7E8FF6B2A2C485...

Owner Signature: _____ Date _____

Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: _____ Date _____

Purchaser Signature: _____ Date _____



STATE OF NORTH CAROLINA
RESIDENTIAL PROPERTY AND OWNERS' ASSOCIATION DISCLOSURE STATEMENT

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of residential real estate (single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units) to furnish purchasers a Residential Property and Owners' Association Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose. A disclosure statement must be furnished in connection with the sale, exchange, option and sale under a lease with option to purchase where the tenant does not occupy or intend to occupy the dwelling. A disclosure statement is not required for some transactions, including the first sale of a dwelling which has never been inhabited and transactions of residential property made pursuant to a lease with option to purchase where the lessee occupies or intends to occupy the dwelling. For a complete list of exemptions, see G.S. 47E-2.
2. You must respond to each of the questions on the following pages of this form by filling in the requested information or by placing a check (✓) in the appropriate box. In responding to the questions, you are only obligated to disclose information about which you have actual knowledge.
 - a. If you check "Yes" for any question, you must explain your answer and either describe any problem or attach a report from an attorney, engineer, contractor, pest control operator or other expert or public agency describing it. If you attach a report, you will not be liable for any inaccurate or incomplete information contained in it so long as you were not grossly negligent in obtaining or transmitting the information.
 - b. If you check "No," you are stating that you have no actual knowledge of any problem. If you check "No" and you know there is a problem, you may be liable for making an intentional misstatement.
 - c. If you check "No Representation," you are choosing not to disclose the conditions or characteristics of the property, even if you have actual knowledge of them or should have known of them.
 - d. If you check "Yes" or "No" and something happens to the property to make your Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), you must promptly give the purchaser a corrected Disclosure Statement or correct the problem.
3. If you are assisted in the sale of your property by a licensed real estate broker, you are still responsible for completing and delivering the Disclosure Statement to the purchasers; and the broker must disclose any material facts about your property which he or she knows or reasonably should know, regardless of your responses on the Disclosure Statement.
4. You must give the completed Disclosure Statement to the purchaser no later than the time the purchaser makes an offer to purchase your property. If you do not, the purchaser can, under certain conditions, cancel any resulting contract (See "Note to Purchasers" below). You should give the purchaser a copy of the Disclosure Statement containing your signature and keep a copy signed by the purchaser for your records.

Note to Purchasers: If the owner does not give you a Residential Property and Owner's Association Disclosure Statement by the time you make your offer to purchase the property, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of the Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

5. In the space below, type or print in ink the address of the property (sufficient to identify it) and your name. Then sign and date.

Property Address: 70 Rock House Rd, Hot Springs, 28743-7180

Owner's Name(s): Janine L. James

Owner(s) acknowledge(s) having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: _____

Janine L. James Date 6/17/16

Owner Signature: _____

Date _____

Purchasers acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owners' agent; that it is not a substitute for any inspections they may wish to obtain; and that the representations are made by the owners and not the owners' agents or subagents. Purchasers are strongly encouraged to obtain their own inspections from a licensed home inspector or other professional. As used herein, words in the plural include the singular, as appropriate.

Purchaser Signature: _____

Date _____

Purchaser Signature: _____

Date _____

REC 4.22
REV 7/14

Page 1 of 4

Mountain Home Properties, 14545 NC 209 HWY Hot Springs, NC 28743
Phone: (828)622-3518 Fax: (828)622-3210 Cynthia Dubose

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

James, Janine

The following questions address the characteristics and condition of the property identified above about which the owner has actual knowledge. Where the question refers to "dwelling," it is intended to refer to the dwelling unit, or units if more than one, to be conveyed with the property. The term "dwelling unit" refers to any structure intended for human habitation.

- | | Yes | No | Representation |
|--|--------------------------|-------------------------------------|--------------------------|
| 1. In what year was the dwelling constructed? <u>1935</u>
Explain if necessary: _____ | | | ☐ |
| 2. Is there any problem, malfunction or defect with the dwelling's foundation, slab, fireplaces/chimneys, floors, windows (including storm windows and screens), doors, ceilings, interior and exterior walls, attached garage, patio, deck or other structural components including modifications to them? | ☐ | ☒ | ☐ |
| 3. The dwelling's exterior walls are made of what type of material? ☐ Brick Veneer ☒ Wood ☐ Stone ☐ Vinyl
☐ Synthetic Stucco ☐ Composition/Hardboard ☐ Concrete ☐ Fiber Cement ☐ Aluminum ☐ Asbestos
☐ Other <u>N/A</u> (Check all that apply) | | | ☐ |
| 4. In what year was the dwelling's roof covering installed? <u>2009</u> (Approximate if no records are available)
Explain if necessary: _____ | | | ☐ |
| 5. Is there any leakage or other problem with the dwelling's roof? | ☐ | ☒ | ☐ |
| 6. Is there any water seepage, leakage, dampness or standing water in the dwelling's basement, crawl space, or slab? | ☐ | ☒ | ☐ |
| 7. Is there any problem, malfunction or defect with the dwelling's electrical system (outlets, wiring, panel, switches, fixtures, generator, etc.)? | ☐ | ☒ | ☐ |
| 8. Is there any problem, malfunction or defect with the dwelling's plumbing system (pipes, fixtures, water heater, etc.)? | ☐ | ☒ | ☐ |
| 9. Is there any problem, malfunction or defect with the dwelling's heating and/or air conditioning? | ☐ | ☒ | ☐ |
| 10. What is the dwelling's heat source? ☐ Furnace ☐ Heat Pump ☐ Baseboard ☐ Other <u>PROPANE HEATERS</u>
(Check all that apply)... Age of system: <u>15 YEARS</u> | | | ☐ |
| 11. What is the dwelling's cooling source? ☐ Central Forced Air ☐ Wall/Window Unit(s) ☐ Other <u>NONE</u>
(Check all that apply)... Age of system: _____ | | | ☐ |
| 12. What are the dwelling's fuel sources? ☐ Electricity ☐ Natural Gas ☒ Propane ☐ Oil ☐ Other _____
(Check all that apply) If the fuel source is stored in a tank, identify whether the tank is ☒ above ground or ☐ below ground, and whether the tank is ☒ leased by seller or ☐ owned by seller. (Check all that apply) | | | ☐ |
| 13. What is the dwelling's water supply source? ☐ City/County ☐ Community System ☒ Private Well ☐ Shared Well
☐ Other _____ (Check all that apply) | | | ☐ |
| 14. The dwelling's water pipes are made of what type of material? ☐ Copper ☐ Galvanized ☒ Plastic ☐ Polybutylene
☐ Other _____ (Check all that apply) | | | ☐ |
| 15. Is there any problem, malfunction or defect with the dwelling's water supply (including water quality, quantity, or water pressure)? | ☐ | ☒ | ☐ |
| 16. What is the dwelling's sewage disposal system? ☒ Septic Tank ☐ Septic Tank with Pump ☐ Community System
☐ Connected to City/County System ☐ City/County System available ☐ Straight pipe (wastewater does not go into a septic or other sewer system [note: use of this type of system violates state law]) ☐ Other _____
(Check all that apply) | | | ☐ |
| 17. If the dwelling is serviced by a septic system, do you know how many bedrooms are allowed by the septic system permit? If your answer is "yes" how many bedrooms are allowed? _____ ☒ No records available | ☐ | ☐ | ☐ |
| 18. Is there any problem, malfunction or defect with the dwelling's sewer and/or septic system? | ☐ | ☒ | ☐ |
| 19. Is there any problem, malfunction or defect with the dwelling's central vacuum, pool, hot tub, spa, attic fan, exhaust fan, ceiling fans, sump pump, irrigation system, TV cable wiring or satellite dish, garage door openers, gas logs, or other systems? | ☐ | ☒ | ☐ |
| 20. Is there any problem, malfunction or defect with any appliances that may be included in the conveyance (range/oven, attached microwave, hood/fan, dishwasher, disposal, etc.)? | ☐ | ☒ | ☐ |

Owner Initials and Date

QZ 6/17/10

Owner Initials and Date

Purchaser Initials and Date

Purchaser Initials and Date

- | | Yes | No | No Representation |
|---|--------------------------|-------------------------------------|--------------------------|
| 21. Is there any problem with present infestation of the dwelling, or damage from past infestation of wood destroying insects or organisms which has not been repaired? | ☐ | ☒ | ☐ |
| 22. Is there any problem, malfunction or defect with the drainage, grading or soil stability of the property? | ☐ | ☒ | ☐ |
| 23. Are there any structural additions or other structural or mechanical changes to the dwelling(s) to be conveyed with the property? | ☐ | ☒ | ☐ |
| 24. Is the property to be conveyed in violation of any local zoning ordinances, restrictive covenants, or other land-use restrictions, or building codes (including the failure to obtain proper permits for room additions or other changes/improvements)?..... | ☐ | ☒ | ☐ |
| 25. Are there any hazardous or toxic substances, materials, or products (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) which exceed government safety standards, any debris (whether buried or covered) or underground storage tanks, or any environmentally hazardous conditions (such as contaminated soil or water, or other environmental contamination) which affect the property? | ☐ | ☒ | ☐ |
| 26. Is there any noise, odor, smoke, etc. from commercial, industrial, or military sources which affects the property? | ☐ | ☒ | ☐ |
| 27. Is the property subject to any utility or other easements, shared driveways, party walls or encroachments from or on adjacent property? | ☐ | ☒ | ☐ |
| 28. Is the property the subject of any lawsuits, foreclosures, bankruptcy, leases or rental agreements, judgments, tax liens, proposed assessments, mechanics' liens, materialmen's liens, or notices from any governmental agency that could affect title to the property? | ☐ | ☒ | ☐ |
| 29. Is the property the subject to a flood hazard or is the property located in a federally-designated flood hazard area? | ☐ | ☒ | ☐ |
| 30. Does the property abut or adjoin any private road(s) or street(s)? | ☐ | ☒ | ☐ |
| 31. If there is a private road or street adjoining the property, is there in existence any owners' association or maintenance agreements dealing with the maintenance of the road or street? | ☐ | ☒ | ☐ |

If you answered "yes" to any of the questions listed above (1-31) please explain (attach additional sheets, if necessary):

N/A

In lieu of providing a written explanation, you may attach a written report to this Disclosure Statement by a public agency, or by an attorney, engineer, land surveyor, geologist, pest control operator, contractor, home inspector or other expert, dealing with matters within the scope of that public agency's functions or the expert's license or expertise.

The following questions pertain to the property identified above, including the lot to be conveyed and any dwelling unit(s), sheds, detached garages, or other buildings located thereon.

- | | Yes | No | No Representation |
|---|--------------------------|-------------------------------------|--------------------------|
| 32. To your knowledge, is the property subject to regulation by one or more owners' association(s) or governing documents which impose various mandatory covenants, conditions, and restrictions upon the lot, including, but not limited to obligations to pay regular assessments or dues and special assessments? If your answer is "yes," please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]: | ☐ | ☒ | ☐ |

•(specify name) _____ whose regular assessments ("dues") are \$ _____ per _____. The name, address, and telephone number of the president of the owners' association or the association manager are _____

•(specify name) _____ whose regular assessments ("dues") are \$ _____ per _____. The name, address, and telephone number of the president of the owners' association or the association manager are _____

*If you answered "Yes" to question 32 above, you must complete the remainder of this Disclosure Statement. If you answered "No" or "No Representation" to question 32 above, you do not need to answer the remaining questions on this Disclosure Statement. Skip to the bottom of the last page and initial and date the page.

Owner Initials and Date gja 6/17/16
Purchaser Initials and Date _____

Owner Initials and Date _____
Purchaser Initials and Date _____

33. Are any fees charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner? If your answer is "yes," please state the amount of the fees: _____
34. As of the date this Disclosure Statement is signed, are any dues, fees, or special assessments which have been duly approved as required by the applicable declaration or bylaws, and that are payable to an association to which the lot is subject? If your answer is "yes," please state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____
35. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits involving the property or lot to be conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment: _____
36. As of the date this Disclosure Statement is signed, are there any unsatisfied judgments against, or pending lawsuits involving the planned community or the association to which the property and lot are subject, with the exception of any action filed by the association for the collection of delinquent assessments on lots other than the property and lot to be conveyed? If your answer is "yes," please state the nature of each pending lawsuit, and the amount of each unsatisfied judgment: _____
37. Which of the following services and amenities are paid for by the owners' association(s) identified above out of the association's regular assessments ("dues")? (Check all that apply).

Yes No No
Representation

☐ ☒ ☐

☐ ☒ ☐

☐ ☒ ☐

☐ ☒ ☐

Yes No No
Representation

☐ ☐ ☐

☐ ☐ ☐

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Owner Initials and Date JZ 6/17/16

Purchaser Initials and Date _____

Owner Initials and Date _____

Purchaser Initials and Date _____

MADISON COUNTY HEALTH DEPARTMENT

ROUTE 5

BOX 231 - MARSHALL, N. C. 28753

PHONE 649-3531

☒ Certificate of Completion

☐ Improvement Permit

Owner

Allen Butterworth

Address

Rt. 1 Box 101 Hot Springs

Installed by

Paul Ruyhendae

Location of Property

Spring Creek

☐ FHA
☐ VA
No.

Tank:

Material

CONCRETE

CAPACITY 1000

DRAIN FIELD

Length

Width

75 8

Inches of Gravel

15"

Designed for

☐ Commercial

☐ Industrial

☒ Residential

3 Bedrooms

☐ Trailers, No.

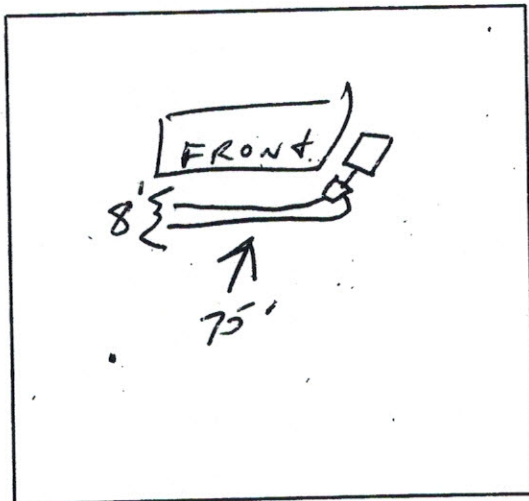
Automatic Washer

Yes ☒ No ☐

Garbage Grinder

Yes ☐ No ☒

Site Suitable Yes ☒ No ☐



Square Footage Absorption Area

600

Water Supply, Percolation Results etc.

well

Remarks

★ Installed according to Recommended Standards. Not A Guarantee.

Void if not in compliance with land use regulations.

5-14-75

Date

G. Ball

Sanitarian