

58+ Acres of South Facing Meadows with Beautiful Mountain Views



***Offered for \$299,000
MLS# 3532133***

- *Wonderful lush pastures for livestock, room for gardens*
- *Springs*
- *Great location for solar power*
- *Ready for your mountain retreat or self-sufficient homestead*
- *Power and phone on property*
- *Great home sites with privacy and long-range mountain views*
- *Good access*
- *20 minutes to Marshall and 45 minutes to Asheville*



Mountain Home Properties www.mountaindream.com

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

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



Land Property Client Full

000 Cedar Cliff Road, Marshall NC 28753

MLS#: 3532133	Category: Lots/Acres/Farms	Parcel ID: 8891-95-4602
Status: Active	Tax Location: Madison	County: Madison
Subdivision: none	Tax Value: \$218,185	Zoning Desc: RA
Zoning: RA		Deed Reference: BK660 PG595
Legal Desc: See Deed Description BK660 PG595 PIN#8891-95-4602		
Elevation: 2000-2500 ft. Elev.		

List Price: **\$299,000**



General Information

Type: **Acreage**
Can be Divided?: **Yes**
\$/Acres: **\$5,104.13**

Land Information

Approx Acres: **58.58**
Acres Cleared:
Acres Wooded:
Approx Lot Dim:
Min Sqft To Build: **0**
Prop Foundation:

Lot Desc: **Long Range View, Mountain View, Open/Cleared, Pasture, Stream/Creek**

Additional Information

Prop Fin: **Cash, Conventional**
Transaction Type: **For Sale**
Ownership: **Seller owned for at least one year**
Special Conditions: **None**
Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

School Information

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

Utility/Plan Information

Sewer: **Septic Needed**
Water: **Well Needed**
Outbuildings: **No**
Dwellings: **No**
Bedrooms Septic:

Recent: **08/03/2019 : NEWS : ->ACT**

Features

Comm Features: **None**
Access: **Gravel Road**
Suitable Use: **Farmland, Gardening, Horse Farm, Pasture/Grazing, Residential**

Association Information

Subject To HOA: **None** Subj to CCRs: **No** HOA Subj Dues: **No**

Remarks

Public Remarks: **58+ acres of south facing meadows with beautiful mountain views. Great location for solar power. Wonderful lush pastures for livestock and plenty of room for gardens! Springs. Everything is ready for your mountain retreat or self-sufficient homestead. Power and phone on property. Great home sites with privacy and long range mountain views. Good access and just 20 minutes to Marshall and 45 minutes to Asheville.**
Directions: **Travel north on Hwy 25/70, stay straight at the turn to Hot Springs and continue on Hwy 208. Turn right on Guntertown Rd. and continue for several miles. Make a left on Cedar Cliff Rd. and go 1.4 miles to left on gravel drive up past home on right and into the property. Refer to aerial maps**

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
000 Cedar Cliff Road, Marshall NC 28753

MLS#: [3532133](#)

List Price: \$299,000









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> </u> Buyer Initials			<input checked="" type="checkbox"/>
1. Mineral rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u> </u> Buyer Initials			
2. Seller has severed the mineral rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u> </u> Buyer Initials			
3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u> </u> Buyer Initials			
4. Oil and gas rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u> </u> Buyer Initials			
5. Seller has severed the oil and gas rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u> </u> Buyer Initials			
6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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: **TBD Cedar Cliff Rd., Marshall, NC 28753**

Owner's Name(s): **James I. Allen, Tennie A. Allen**

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

DocuSigned by:
Owner Signature: James I. Allen James I. Allen Date 7/21/2019
Owner Signature: Tennie A. Allen Tennie A. Allen Date 7/21/2019

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 _____



CONSTRUCTION AUTHORIZATION

Madison County Health Department
493 Medical Park Drive

Marshall NC 28753
Phone: 828-649-3531 Fax: 828-649-9078

For Office Use Only

*CDP File Number 271633 - 1

County ID Number: 8891-95-4602

Evaluated For: NEW

Township:

PERMIT VALID UNTIL:

11 / 06 / 2023

Applicant: James Allen

Address: 7010 Gold Mine Loop

City: Chapel Hill

State/Zip: NC 27516

Phone #:

Property Owner: Kristi Halenza

Address: 816 West Summer St

City: Greenville

State/Zip: TN 37743

Phone #:

Property Location & Site Information

Address/Road #: Subdivision: Phase: Lot:

TBD Cedar Cliff Rd

Marshall NC 28753

Structure: SINGLE FAMILY

of Bedrooms: 3

of People: 4

*Water Supply: NEW WELL

Directions

25-70 By-Pass towards Hot Springs to NC 208. Stay on NC-208 to Guntertown Road. Bear left onto Chapel Hill Rd. Left onto Cedar Cliff to first drive on the right. Go up past the first house to the field on the right.

System Specifications

*Site Classification: Provisionally Suitable

Saprolite System? ☒ Yes ☐ No

Design Flow: 360

Soil Application Rate: .4

*System Classification/Description:

TYPE III G. OTHER NON-CONV. TRENCH SYSTEMS

*Proposed System: 25% REDUCTION

Nitrification Field 900 Sq. ft.

No. Drain Lines 3

Total Trench Length: 225 ft.

Trench Spacing: 9 - 00 ☐ Inches O.C. ☒ Feet O.C.

Trench Width: 36 - 00 ☒ Inches ☐ Feet

Aggregate Depth: inches

Minimum Trench Depth: 18 Inches

Minimum Soil Cover: 6 Inches

Maximum Trench Depth: 24 Inches

Maximum Soil Cover: 12 Inches

*Distribution Type: GRAVITY - SERIAL

Septic Tank: 1008 Gallons

1-Piece: ☐ Yes ☒ No

Pump Required: ☐ Yes ☒ No ☐ May Be Required

Pump Tank: Gallons

1-Piece: ☐ Yes ☐ No

GPM--vs-- ft. TDH

Dosing Volume: Gallons

Grease Trap: Gallons

Pre-Treatment: ☐ NSF ☐ TS-I ☐ TS-II

Septic Tank Installer Grade Level Required: ☐ I ☒ II ☐ III ☐ IV

Repair System Required: ☒ Yes ☐ No ☐ No, but has Available Space ☐ Open Pump System Sheet
Repair System

*Site Classification: Provisionally Suitable

Design Flow: 3 6 0

Soil Application Rate: . 4

 *System Classification/Description:
 TYPE III G. OTHER NON-CONV. TRENCH SYSTEMS

*Proposed System: 25% REDUCTION

Nitrification Field 9 0 0 Sq. ft.

No. Drain Lines 3

Total Trench Length: 2 2 5 ft.

Trench Spacing: 9 - 0 0 ☐ Inches O.C. ☒ Feet O.C.Trench Width: 3 6 - 0 0 ☒ Inches ☐ Feet

Aggregate Depth: inches

Minimum Trench Depth: 1 8 Inches

Minimum Soil Cover: 6 Inches

Maximum Trench Depth: 2 4 Inches

Maximum Soil Cover: 1 2 Inches

*Distribution Type: GRAVITY - SERIAL

Pump Required: ☐ Yes ☒ No ☐ May Be RequiredPre-Treatment: ☐ NSF ☐ TS-I ☐ TS-II***Site Modifications**

No grading or construction activity is allowed in areas designated for system and repair without approval of Health Department.

 Characters
 Remaining
 750
***Permit Conditions**

The issuance of this permit by the Health Department in no way guarantees the issuance of other permits. The permit holder is responsible for checking with appropriate governing bodies in meeting their requirements.

The construction authorization is issued for #(3'x75') 25% reduced drainlines for the initial and the repair drainlines. The well must be located >100' from the onsite wastewater system and repair area.

 Characters
 Remaining
 1797

This Authorization for Wastewater System Construction shall be valid for a person equal to the period of validity of the Improvement Permit, not to exceed five years, and may be issued at the same time the Improvement Permit issued (NCGS 130A-336(b)). If the installation has not been completed during the period of validity of the Construction Permit, the information submitted in the application for a permit or Construction Authorization is found to have been incorrect, falsified or changed, or the site is altered, the permit or Construction Authorization shall become invalid, and may be suspended or revoked (.1937(g)). The person owning or controlling the system shall be responsible for assuring compliance with the laws, rules, and permit conditions regarding system location, installation, operation, maintenance, monitoring, reporting and repair (1938(b)).

Applicant/Legal Reps. Signature Required? ☐ Yes ☐ No

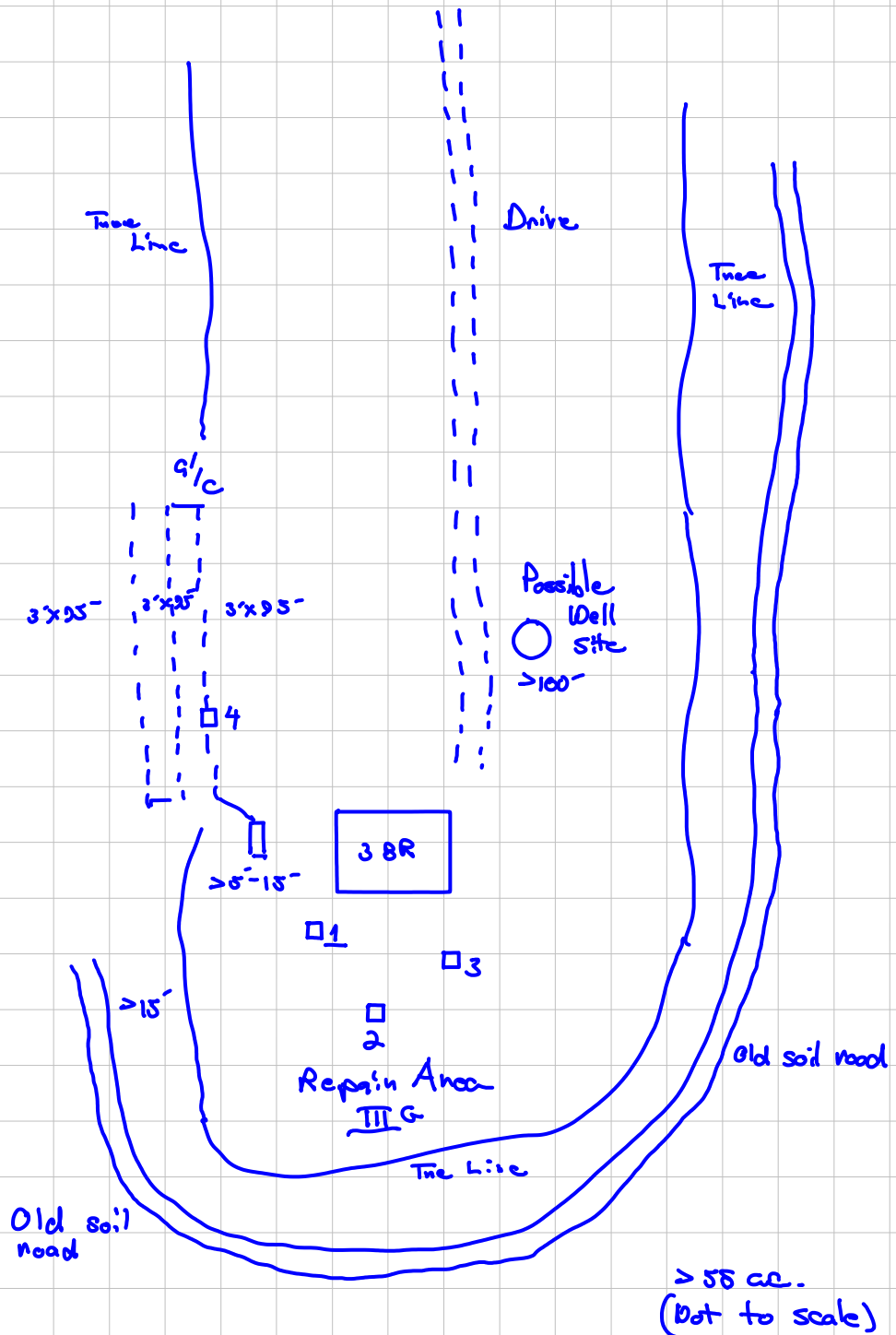
Applicant/Legal Reps. Signature: _____ Date: ____ / ____ / ____

*Issued By: 729 - Castelloe, Ken Date of Issue: 1 1 / 0 6 / 2 0 1 8

Authorized State Agent:  Malfunction Log ☐ Yes
☒ Hand Drawing ☐ Import Drawing
****Site Plan/Drawing attached.****

Drawing Drawing Type: Construction Authorization

Scale: _____
○ Inch
○ Block = _____ ft.
⊗ N/A



CONSTRUCTION AUTHORIZATION
Madison County Health Department

493 Medical Park Drive

CDP File Number: 271633 - 1

Marshall

NC

28753

County File Number: 8891-95-4602

Date: 11 / 06 / 2018

Click below to import an image from an external location: Drawing Type: Construction Authorization