

146 +/- Acre Old Farm Tract



146 +/- acres of rolling land with mountain views, pasture and meadows, creek and springs, pond and woods. Historic farm ready for your homestead or mountain retreat! Roads throughout, multiple building sites with power on property. Very private yet easy paved access in several locations. Located in the beautiful Laurel area of Madison County near the up and coming river town of Marshall. 35 minutes to Asheville. Also close to the Laurel and French Broad Rivers for excellent whitewater sports, fishing, mountain biking and hiking. Vibrant mountain living!

Offered for \$550,000
MLS# 3288365



Mountain Home Properties www.mountaindream.com

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

Cindy DuBose - cdubose@mountaindream.com 828-734-4181

Land Property Client Full

4055 Revere Road, Marshall NC 28753-4621

MLS#: **3288365**
Status: **Active**
Subdivision: **none**
Zoning: **R-A**
Legal Desc: **9800-55-7551, 9800-56-5977**
Elevation: **2000-2500 ft. Elev.**

Category: **Lots/Acres/Farms**
Tax Location: **Madison**
Tax Value: **\$113,185**

Parcel ID: **9800-55-7551, 9800-56-5977**
County: **Madison**
Zoning Desc: **Vacant Land**
Deed Reference: **411-146**

List Price: **\$550,000**



General Information

Type: **Acreage**
Can be Divided?: **Yes**
\$/Acres: **\$3,767.12**

Land Information

Approx Acres: **146.00**
Acres Cleared:
Acres Wooded:
Approx Lot Dim:
Min Sqft To Build: **0**
Prop Foundation:

Lot Desc:

Creekfront, Mountain View, Open/Cleared, Pasture, Paved Frontage, Pond/Lake, Private, Rolling, Stream/Creek, Trees, Views, Wooded, Year Round View

Additional Information

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

School Information

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

Utility/Plan Information

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

Access: **Paved Road, State Road**
Suitable Use: **Farmland, Gardening, Horse Farm, Orchard, Pasture/Grazing, Private Estate, Recreational/2nd House, Residential, Vegetable/Truck Farm**

Street: **Paved**

Association Information

Subject To HOA: **None**

Subj to CCRs: **No**

HOA Subj Dues:

Remarks

Public Remarks:

146 +/- acres of rolling land with mountain views, pasture and meadows, creek and springs, pond and woods. Historic farm ready for your homestead or mountain retreat! Roads throughout, multiple building sites with power on property. Very private yet easy paved access in several locations. Located in the beautiful Laurel area of Madison County near the up and coming river town of Marshall. 35 minutes to Asheville. Also close to the Laurel and French Broad Rivers for excellent whitewater sports, fishing, mountain biking and hiking. Vibrant mountain living! 25/70 to Marshall. Continue to right on Walnut Creek Rd. to left on Big Laurel Rd. to left on Revere Road. Go to 4055 Revere Rd. on right at gate.

Directions:

Listing Information

DOM: **790**
UC Dt:

CDOM: **790**
DDP-End Date:

Closed Dt:
Close Price:

Slr Contr:
LTC:

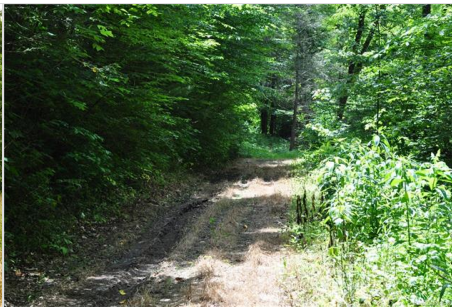
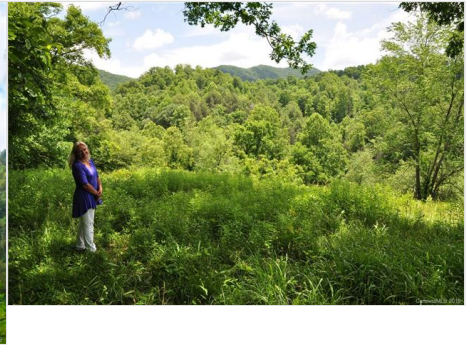
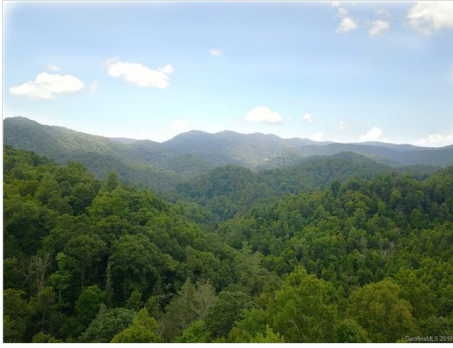
Prepared By: Jill Warner

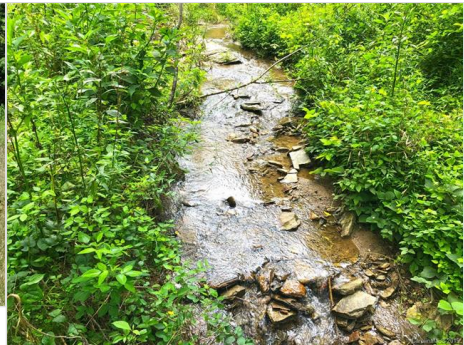
Land Property Photo Gallery

MLS#: [3288365](#)

4055 Revere Road, Marshall NC 28753-4621

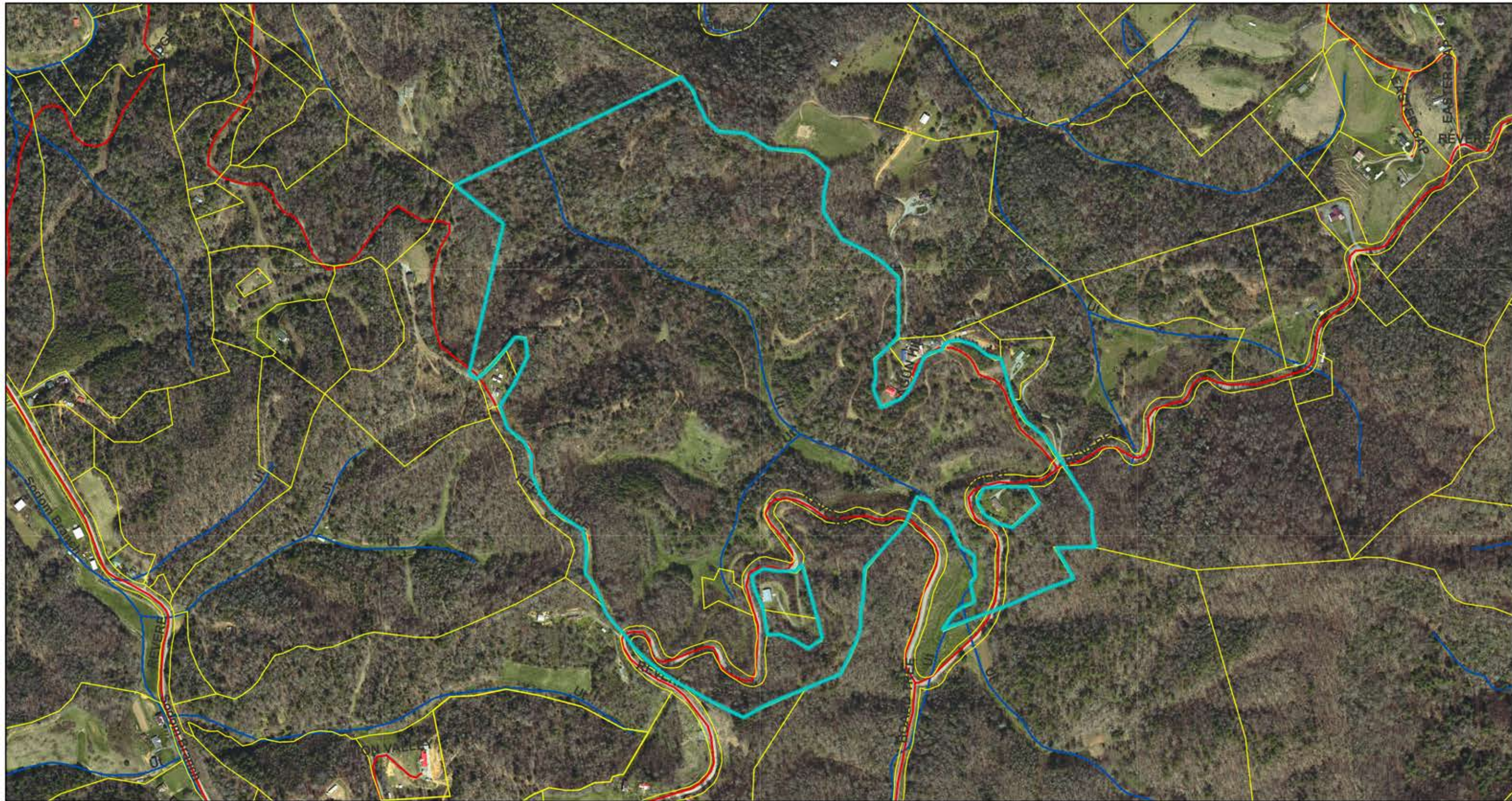
List Price: \$550,000





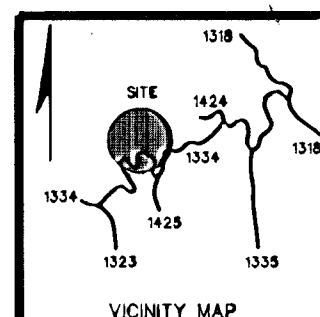


4055 Revere Rd.



4055 Revere Rd.





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FILED in MADISON County, NC on
Nov 28 2001 at 01:18:34 PM
by: Jena Lee Buckner
Register of Deeds

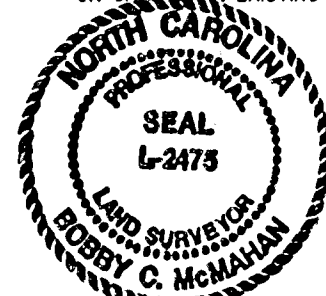
- LEGEND
- ① 3/4" IRON PIPE (FOUND)
 - ② 1/2" REBAR (FOUND) UNLESS OTHERWISE NOTED
 - ③ EXISTING IRON PIPE PER DEED
 - ④ 5/8" REBAR WITH I.D. CAP (SET)
 - △ P.K. NAIL (FOUND)
 - △ MASONRY NAIL (SET)
 - ROCK
 - TREE (DIAMETER & SPECIES AS NOTED)
 - FENCE POST
 - UNMARKED POINT
 - UTILITY POLE WITH OVERHEAD LINES
 - FENCE
 - RIDGE

NORTH - DEED BOOK 121, PAGE 77

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L 1	N 65°04'51"W	158.56'	L 104	N 35°21'18"W	55.01'
L 2	N 64°03'50"W	65.16'	L 105	N 64°37'34"W	40.39'
L 3	N 39°59'17"W	138.89'	L 106	N 37°11'05"W	97.37'
L 4	N 74°15'05"E	19.47'	L 107	N 82°29'11"W	45.47'
L 5	N 31°12'15"E	185.98'	L 108	N 36°23'25"W	29.06'
L 6	N 21°44'31"W	179.01'	L 109	N 24°58'55"W	165.08'
L 7	S 43°42'19"W	110.27'	L 110	S 05°58'37"W	154.60'
L 8	S 43°42'19"W	8.00'	L 111	S 15°27'36"W	59.68'
L 9	S 43°42'19"W	12.00'	L 112	S 03°10'21"W	104.51'
L 10	S 53°07'25"W	54.85'	L 113	S 10°12'20"W	93.03'
L 11	S 41°21'57"E	75.25'	L 114	S 23°55'18"W	118.59'
L 12	S 26°24'08"E	216.66'	L 115	S 31°18'52"W	86.21'
L 13	S 47°30'34"E	59.13'	L 116	N 59°54'42"W	70.22'
L 14	S 61°26'48"E	26.86'	L 117	N 40°57'07"W	66.91'
L 15	S 83°53'49"E	108.17'	L 118	N 25°08'31"W	45.57'
L 16	S 75°25'38"E	49.47'	L 119	N 01°48'14"E	58.24'
L 17	S 60°04'13"E	144.51'	L 120	N 34°48'14"E	40.11'
L 18	S 69°37'44"E	61.24'	L 121	N 87°06'54"E	87.64'
L 19	S 84°04'42"E	156.88'	L 122	N 80°54'49"E	119.54'
L 20	S 55°20'07"E	123.09'	L 123	S 87°34'54"E	81.87'
L 21	S 39°22'09"E	32.31'	L 124	S 31°11'02"E	159.44'
L 22	S 16°45'11"E	24.59'	L 125	S 51°08'28"W	206.48'
L 23	S 11°52'43"W	117.81'	L 126	N 89°50'40"W	103.05'
L 24	S 00°15'59"E	95.87'	L 127	N 21°15'42"W	47.23'
L 25	S 31°18'09"E	135.84'	L 128	N 18°20'50"W	53.55'
L 26	S 29°45'57"E	44.13'	L 129	N 14°20'38"W	27.09'
L 27	S 68°58'22"E	18.02'	L 130	N 07°06'12"W	30.15'
L 28	S 59°28'10"E	116.87'	L 131	N 08°13'18"E	27.66'
L 29	S 58°03'08"E	159.97'	L 132	N 29°38'44"E	23.70'
L 30	S 48°57'15"E	109.01'	L 133	N 52°00'28"E	24.41'
L 31	S 05°34'29"W	71.92'	L 134	N 68°00'57"E	27.15'
L 32	S 01°38'29"W	118.33'	L 135	N 80°32'50"E	36.00'
L 33	S 02°49'18"E	157.97'	L 136	N 88°50'21"E	35.94'
L 34	S 02°49'18"E	3.56'	L 137	S 87°36'32"E	3.55'
L 35	S 53°23'31"W	95.25'	L 138	S 81°52'08"E	41.43'
L 36	S 52°24'49"W	90.89'	L 139	S 84°19'31"E	29.52'
L 37	S 07°31'42"E	100.83'	L 140	N 81°31'00"E	24.51'
L 38	S 10°52'39"W	81.87'	L 141	N 54°07'43"E	26.84'
L 39	S 22°55'29"E	98.58'	L 142	N 23°50'03"E	25.83'
L 40	N 69°32'18"E	108.93'	L 143	N 03°52'30"W	21.79'
L 41	N 48°34'47"E	88.03'	L 144	S 39°43'22"E	65.70'
L 42	N 25°50'51"E	195.21'	L 145	S 14°49'47"E	290.96'
L 43	N 65°58'48"E	135.85'	L 146	N 82°37'31"W	359.92'
L 44	N 04°45'47"E	35.51'	L 147	S 60°49'40"W	100.67'
L 45	N 89°59'32"E	67.81'	L 148	N 04°07'34"W	183.98'
L 46	S 83°34'33"E	54.66'	L 149	S 74°59'02"E	81.08'
L 47	S 71°29'39"E	17.99'	L 150	N 18°28'21"E	74.63'
L 48	S 53°53'09"E	128.76'	L 151	S 77°52'47"E	87.02'
L 49	S 61°18'51"E	43.28'	L 152	S 04°19'49"E	60.01'
L 50	N 79°25'31"E	31.01'	L 153	S 43°49'35"E	13.37'
L 51	S 16°24'17"E	122.19'	L 154	S 43°49'35"E	32.28'
L 52	S 12°19'41"E	97.81'	L 155	S 31°24'59"E	108.90'
L 53	S 24°33'19"E	113.89'	L 156	S 21°48'30"E	89.72'
L 54	S 33°00'01"E	51.80'	L 157	N 32°38'31"E	17.93'
L 55	S 56°53'04"E	113.17'	L 158	N 44°19'15"W	114.00'
L 56	S 29°53'07"E	135.05'	L 159	N 37°33'12"W	47.00'
L 57	S 35°57'27"E	74.15'	L 160	N 29°01'08"W	47.59'
L 58	S 35°57'27"E	76.02'	L 161	N 24°17'21"W	85.07'
L 59	S 36°34'09"E	149.27'	L 162	N 32°27'58"W	63.51'
L 60	S 31°43'57"E	74.93'	L 163	N 30°14'42"W	49.59'
L 61	S 01°15'51"W	118.47'	L 164	N 13°15'09"W	27.40'
L 62	S 08°54'23"E	109.15'	L 165	N 01°13'51"E	36.70'
L 63	S 30°47'11"E	209.35'	L 166	N 11°04'30"E	78.07'
L 64	N 04°44'12"E	15.41'	L 167	N 01°33'15"E	46.20'
L 65	N 28°12'17"E	64.36'	L 168	N 08°46'17"W	45.02'
L 66	N 33°37'09"E	43.17'	L 169	N 29°44'37"W	30.49'
L 67	N 33°33'59"E	28.56'	L 170	N 53°24'32"W	29.02'
L 68	N 74°08'28"E	58.35'	L 171	N 65°45'57"W	91.83'
L 69	N 68°59'17"E	19.32'	L 172	N 58°10'35"W	40.43'
L 70	N 52°19'49"E	24.77'	L 173	N 45°59'58"W	55.83'
L 71	N 06°56'45"W	118.04'	L 174	N 41°47'41"W	82.07'
L 72	N 32°50'53"E	27.22'	L 175	N 36°02'39"W	42.15'
L 73	N 74°57'13"E	15.19'	L 176	N 23°34'09"W	47.99'
L 74	N 01°17'11"E	22.49'	L 177	N 15°04'52"W	50.97'
L 75	N 35°11'53"W	23.42'	L 178	N 08°43'11"W	38.81'
L 76	N 00°26'40"E	30.34'	L 179	N 02°59'42"W	108.96'
L 77	N 10°18'07"E	31.08'	L 180	N 14°53'22"W	29.12'
L 78	N 11°04'19"W	28.21'	L 181	N 42°04'47"W	39.51'
L 79	N 56°54'17"W	44.08'	L 182	N 57°43'18"W	58.42'
L 80	N 87°49'36"W	39.79'	L 183	N 51°26'19"W	30.82'
L 81	N 10°58'47"W	46.33'	L 184	N 34°56'25"W	36.50'
L 82	N 42°29'29"W	47.28'	L 185	N 28°20'57"W	136.93'
L 83	N 17°45'35"W	47.40'			

I HEREBY CERTIFY TO THE FOLLOWING:

- c. 1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.



I, BOBBY C. McMAHAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN DEED BOOK 247, PAGE 280, PLAT BOOK 30, PAGE 30; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION IN DEED BOOK SEE, PAGE NOTE; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:7,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 28TH DAY OF NOVEMBER, A.D., 2001.

SURVEYOR: Bobby C. McMahon

REGISTRATION NUMBER: 1475

FILED FOR REGISTRATION ON THE 28th DAY OF NOV, 2001, AT 1:46 O'CLOCK P.M., AND RECORDED IN Plat Book 4 Page 688

BY Jena Lee Buckner REGISTER OF DEEDS, MADISON COUNTY
BY James Reuter DEPUTY ASST.

NOTE: LINES SHOWN AS DASHED LINES (---) WERE NOT SURVEYED BUT WERE DRAWN FROM INFORMATION IN DEEDS AS NOTED.

RICHARD P. THORNTON

NO. 11 TOWNSHIP
MADISON COUNTY
NORTH CAROLINA

SCALE: 1" = 200'

DATE: JUNE 29, 1998

REVISED: AUGUST 3, 1998, NOVEMBER 26, 2001

McMAHAN & ASSOCIATES
P.O. BOX 1298
WEAVERVILLE, N.C. 28787
704-845-5554

JOB NO. 98-2394