

46+ Acre Old Farm in Marshall



- 46+ private acres – old farm
- Great location - 10 minutes to Marshall. 35 minutes to Asheville
- Gentle hollow with springs and small stream
- Lots of meadows and old pastures
- Knolls with mountain views and great home sites

Create your retreat or homestead here! All the elements are here on this special property.



Offered for \$199,500
MLS# 3571342



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

TBD Garnet Ridge, Marshall NC 28753

MLS#: **3571342** Category: **Lots/Acres/Farms** Parcel ID: **8796-30-1986, 879** List Price: **\$199,500**
Status: **Active** Tax Location: **Madison** County: **Madison**
Subdivision: **none** Tax Value: **\$153,307** Zoning Desc:
Zoning: **R-A** Deed Reference: **235-754**
Legal Desc: **PB 5/565 Tract 4B & Tract 5**
Elevation: **1500-2000 ft. Elev.**



General Information

Type: **Acreage**
Can be Divided?: **No**
\$/Acres: **\$4,323.80**

Land Information

Approx Acres: **46.14**
Acres Cleared:
Acres Wooded:
Approx Lot Dim:
Min Sqft To Build: **0**
Prop Foundation:

Lot Desc: **Level, Mountain View, Pasture, Private, Stream/Creek, Trees, Wooded**

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

Utility/Plan Information

Sewer: **Septic Needed, None**
Water: **Spring, Well Needed**
Outbuildings: **No**
Dwellings: **No**
Bedrooms Septic:

Recent: **12/05/2019 : NEWS : ->ACT**

Access: **Easement Road, Private Road** Street:
Suitable Use: **Gardening, Pasture/Grazing, Private Estate, Residential**
Subject To HOA: **None** Subj to CCRs: HOA Subj Dues:

Remarks

Public Remarks: **46 acres old farm homestead in scenic private setting. Mountain Views! 10 minutes to Marshall. 35 minutes to Asheville. Gentle hollow with springs and small stream. Lots of meadows and old pastures. Knolls with mountain views and great home sites. Create your retreat or homestead here! All the elements are here on this special property.**

Directions: **From Weaverville at I-26 take Hwy. 25-70 46 just past Marshall to left on Little Pine Rd. Left on Caney Fork Rd. Left on Garnet Ridge. Go to top of hill and bear left into property.**

Listing Information

DOM: **2** CDOM: **2** Closed Dt:
UC Dt: DDP-End Date: Close Price: Slr Contr:
LTC:

Prepared By: Jill Warner

Land Property Photo Gallery

MLS#: [3571342](#)

TBD Garnet Ridge, Marshall NC 28753

List Price: \$199,500



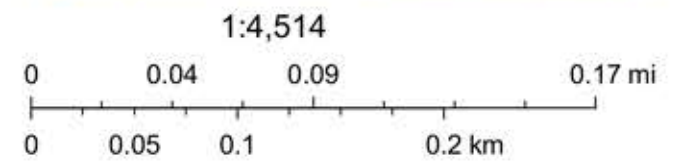


TBD Garnet Ridge



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- 2018 Madison County Tax Parcels
- Addresses
- Roads
- Streams
- Roads 2 2018



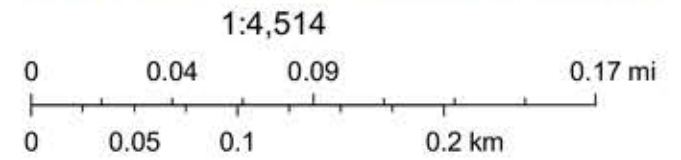
USDA FSA, GeoEye, CNES/Airbus DS

TBD Garnet Ridge

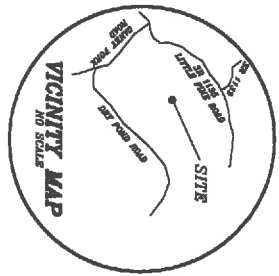


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- 2018 Madison County Tax Parcels
- Addresses
- Roads
- Streams
- 20ft Contours
- Roads 2 2018



USDA FSA, GeoEye, CNES/Airbus DS



FILED IN MADISON COUNTY ON
04 13 2005 at 02:52:22 PM
By: Spero Ruppel
Register of Deeds

NADYNE WORLEY
DB 169 PG 259

LESTER B LEWIS
DB 116 PG 615

COLMAN F WORLEY
DB 216 PG 168

B.W. PAYNE
DB 78 PG 220

GEORGE W FISHER
DB 216 PG 165

TRACT 3B
PB 3 PG 37

JOHN E CASKEY
DB 184 PG 48

TRACT 4A
PB 3 PG 37

TRACT 4B
PB 3 PG 37

TRACT 5
PB 3 PG 37

AREA = 40.14 ACRES

AREA = 8.00 ACRES



SURVEY FOR
BRUCE R. ROBERTS
NO. 1 TOWNSHIP MADISON COUNTY
NORTH CAROLINA
DATE: 10-9-2001 SCALE: 1"=200'

NOTE
TOTAL AREA SHOWN = 50.14 ACRES

REFERENCE
THE 400 ACRE PARCEL, BEING A PORTION OF DEED BOOK 128 PAGE 606, ALSO BEING A PORTION OF TRACT 4A OF PORTION OF STATE DEED 9798 20 2929 THE 38.00 ACRE PARCEL BEING ALL OF DEED BOOK 128 PAGE 417 AND A PORTION OF DEED BOOK 164 PAGE 48, 666 EXCEPTING OUT DEED BOOK 164 PAGE 48, TAX PARCELS 9798 20 1988 AND 8895 20 5718 PLAT BOOK 4 PAGE 672

LEGEND
● IRON PIN AS NOTED
○ CALCULATED POINT NOT SET
○ TREE AS NOTED
— FENCE LINE

EXEMPT FROM MADISON COUNTY LAND DEVELOPMENT AND SUBDIVISION ORDINANCE.
DATE: 10/3/05
ZONING ADMINISTRATOR

I, Bruce R. Roberts, REVIEW OFFICER OF Madison COUNTY, CERTIFY THAT THIS DEED, THIS SUBDIVISION IS APPLICABLE, MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DATE: 10/13/05
REGISTER OFFICER

I, ROBERT B. CREEK, PLS. CERTIFY THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE COUNTY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

STATE OF NORTH CAROLINA
COUNTY OF MADISON
I, Robert B. Creeks, Register of Deeds, do hereby certify that this is a true and correct copy of the original as recorded in my office.
DATE: 10/13/05
REGISTER OF DEEDS



STATE OF NORTH CAROLINA
COUNTY OF MADISON

FILED FOR RECORDATION OF THIS DEED AT THE OFFICE OF THE REGISTER OF DEEDS, MADISON COUNTY, NORTH CAROLINA, ON 10/13/05 AT 10:15 AM.
BY: Shawn D. Middlebrooks
REGISTER OF DEEDS