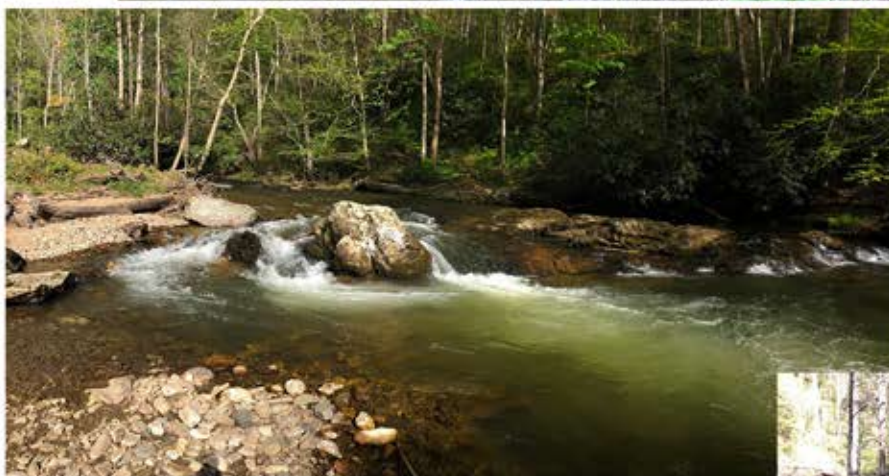


Scenic Whitewater Frontage on 66+ Acres



Offered for \$159,500
Reduced! MLS#3385878



Scenic long frontage on incredible white water stocked trout creek for this 66+ acre parcel. Fly fisherman's dream or anyone else who loves a super bold creek! Paved road access.

There are the remains of an old homestead from a bygone era. Great place to build a cabin retreat!

*Power is already on the property.
Great price on this beautiful property.*

Mountain Home Properties www.mountaindream.com

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

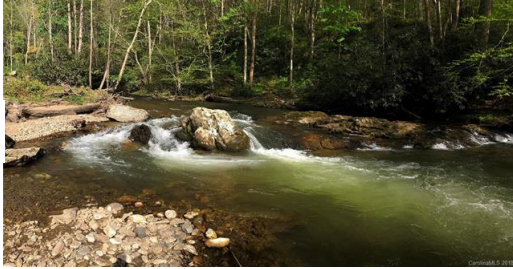
Cindy DuBose - cdubose@mountaindream.com 828-734-9158



Land Property Client Full

TBD 8800 Big Laurel Road, Marshall NC 28753

MLS#: 3385878	Category: Lots/Acres/Farms	Parcel ID: 9820-56-2948	List Price: \$159,500
Status: Active	Tax Location: Madison	County: Madison	
Subdivision: None	Tax Value: \$188,001	Zoning Desc: Madison	
Zoning: R-A		Deed Reference: 193/316	
Legal Desc: 9820-56-2948			
Elevation: 2500-3000 ft. Elev.			



General Information

Type: **Acreage**
 Can be Divided?: **No**
 \$/Acres: **\$2,411.19**

Land Information

Approx Acres: **66.15**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **0**
 Prop Foundation:
 Lot Desc: **Creekfront, Paved Frontage, Stream/Creek**

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: **None**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Recent: **02/07/2020 : Back On Market : UCS->ACT**

Waterbody Name: **Creek**
 Lake/Water Amenities: **None**
 Access: **Paved Road, State Road**
 Suitable Use: **Private Estate, Residential**

Street:

Association Information

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

Remarks

Public Remarks: **Scenic long frontage on incredible white water stocked trout creek for this 66+ acre parcel. Fly-fisherman's dream or anyone else who loves a super bold creek! Paved road access. There are the remains of an old homestead from a bygone era. Special place to build a cabin retreat! Power is already on the property. Needs new bridge across creek and seller has reduced price to accommodate. Great price on this beautiful property!**

Directions: **I-26 to Hwy. 25-70 towards Marshall. Turn right on Walnut Creek Rd. go thru Walnut Creek community and across Walnut Mountain. Go almost 10 miles to Big Laurel Baptist Church (5805 Big Laurel Rd) continue approximately 3 miles to property on right in between Pine Branch & Wolf Branch. Alternate route is take I-26 to exit 3 (Wolf Laurel exit). Coming off exit at stop sign turn left onto Hwy. 23 and then left on to Big Laurel Rd. Go approx. 8 miles to property on left just past 8844 Big Laurel Rd.**

Listing Information

DOM: **538** CDOM: **538** Closed Dt:
 UC Dt: DDP-End Date: Close Price: Slr Contr:
 LTC:

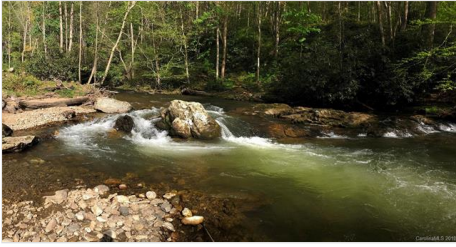
Prepared By: Jill Warner

Land Property Photo Gallery

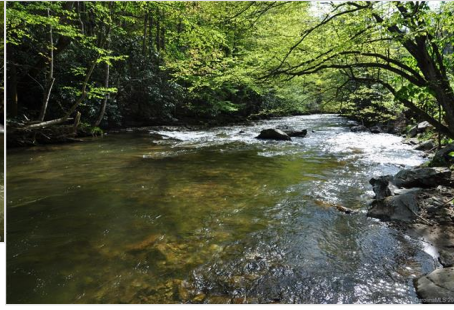
MLS#: [3385878](#)

TBD 8800 Big Laurel Road, Marshall NC 28753

List Price: \$159,500



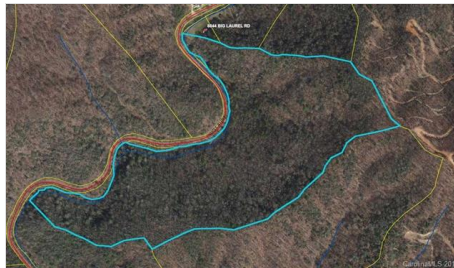
Majestic whitewater creek



Creek with old cabin ruin



Old cabin ruin





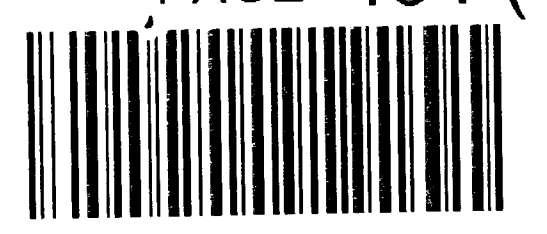
8844 BIG LAUREL RD



Filed: Madison County, NC
07/25/2012 10:37:21 AM
Susan Rector, Register of Deeds

BOOK 7 PAGE 454 (1)

307602



LINE	BEARING	DISTANCE
L1	N 49°20'48" E	42.06'
L2	N 58°55'29" E	59.81'
L3	N 29°27'40" E	25.85'
L4	S 85°30'53" E	44.85'
L5	N 46°36'37" E	30.19'
L6	S 86°52'37" E	60.70'
L7	S 62°49'06" E	72.38'
L8	S 58°13'23" E	59.54'
L9	S 79°30'56" E	74.37'
L10	S 72°41'20" E	54.80'
L11	S 50°47'14" E	55.75'
L12	S 68°12'20" E	61.61'
L13	S 87°51'47" E	68.09'
L14	N 71°27'27" E	46.04'
L15	N 47°56'27" E	72.46'
L16	N 28°19'42" E	146.32'
L17	N 31°19'23" E	91.33'
L18	N 00°26'39" E	97.44'
L19	N 15°58'26" E	47.09'
L20	N 37°39'07" E	44.11'
L21	N 65°46'08" E	46.42'
L22	S 82°13'50" E	58.10'
L23	S 62°26'08" E	50.41'
L24	S 70°08'29" E	141.05'
L25	S 65°28'54" E	100.10'
L26	N 88°43'51" E	166.84'
L27	N 77°02'16" E	108.07'
L28	N 82°03'17" E	56.31'
L29	N 76°29'47" E	44.28'
L30	N 89°44'44" E	61.67'
L31	N 69°40'56" E	43.27'
L32	S 69°20'12" E	37.40'
L33	N 62°37'25" E	71.27'
L34	N 40°42'28" E	79.23'
L35	N 27°12'23" E	65.49'
L36	N 17°45'43" E	61.57'
L37	N 12°13'17" E	53.54'
L38	N 00°55'04" E	56.02'
L39	N 05°50'17" W	82.64'
L40	N 14°53'17" W	62.85'
L41	N 19°52'17" W	57.73'
L42	N 27°06'15" W	65.47'
L43	N 43°10'46" W	68.70'
L44	N 05°47'00" W	17.10'
L45	N 19°48'08" W	51.16'
L46	N 31°11'53" W	72.83'
L47	N 62°53'34" W	58.88'
L48	N 52°02'22" W	42.34'
L49	N 36°09'43" W	65.18'
L50	N 28°12'45" W	54.85'
L51	N 15°23'40" W	66.12'
L52	N 01°47'28" E	25.02'

LINE	BEARING	DISTANCE
L53	S 72°36'00" E	184.10'
L54	S 69°30'44" E	69.26'
L55	S 65°49'53" E	141.32'
L56	S 57°30'53" E	89.15'
L57	S 75°05'03" E	70.17'
L58	S 85°47'35" E	87.98'
L59	S 79°24'09" E	121.09'
L60	S 55°55'52" E	123.51'
L61	S 77°13'17" E	56.20'
L62	N 85°29'30" E	47.05'
L63	S 79°26'51" E	148.15'
L64	S 71°52'15" E	68.82'
L65	S 86°05'49" E	160.04'
L66	S 27°31'03" E	138.51'
L67	S 56°12'25" E	128.03'
L68	S 22°31'51" E	141.67'
L69	S 18°55'48" E	122.86'
L70	S 19°03'30" E	112.82'
L71	S 42°44'07" E	102.56'
L72	S 79°50'17" W	26.74'
L73	S 84°00'55" W	177.09'
L74	S 58°49'26" W	95.12'
L75	S 35°13'31" W	102.87'
L76	S 71°54'11" W	114.02'
L77	S 40°04'32" W	88.47'
L78	S 28°32'44" W	63.77'
L79	S 44°55'00" W	104.40'
L80	S 67°00'17" W	141.11'
L81	S 62°16'30" W	147.78'
L82	S 49°26'29" W	55.20'
L83	S 81°48'48" W	65.27'
L84	S 79°59'42" W	126.85'
L85	S 80°48'22" W	135.32'
L86	N 76°43'37" W	138.23'
L87	N 88°34'53" W	48.41'
L88	S 87°11'19" W	155.62'
L89	S 86°21'43" W	148.75'
L90	S 71°52'41" W	171.17'
L91	S 70°46'18" W	112.49'
L92	N 44°33'48" W	139.01'
L93	S 89°22'27" W	184.68'
L94	S 72°44'15" W	131.45'
L95	N 78°04'24" W	129.91'
L96	N 54°53'36" W	151.01'
L97	N 63°03'01" W	70.47'
L98	N 55°44'28" W	89.44'
L99	N 66°03'26" W	112.43'

MICHAEL W. BURKHARD
D.B. 232/528

UNMARKED POINT IN CENTER
OF CREEK LOCATED
N 39°09'26" W 11.12'
FROM CHISELED CROSS
(SET) ON BOULDER.

RALPH M. LEWIS
D.B. 309/741

SHERRY E. GROVE, ET AL.
D.B. 214/721

I.A. RICE HEIRS
D.B. 18/574

I.A. RICE HEIRS
D.B. 18/574

I.A. RICE HEIRS
D.B. 18/574

LOST COVE, LLC
D.B. 525/172

B. REX STEVENS
D.B. 451/134

CHARLES MCGEE
D.B. 147/386

TOOTSIE F. GUNTER
D.B. 452/676

TERMINUS OF 4TH CALL,
D.B. 452/676

SEE DETAIL SKETCH

J. D. JENKINS
D.B. 104/222

MICHAEL W. BURKHARD
D.B. 232/528

66.15 ACRES
D.B. 193/316

NAME OF OWNER: VANCE T. CARVER HEIRS

SURVEY FOR

VANCE T. CARVER HEIRS

NO. 7 TOWNSHIP
MADISON COUNTY
NORTH CAROLINA

McMAHAN & ASSOCIATES, P.A. (C-319)
P.O. BOX 1296
WEAVERVILLE, N.C. 28787

828-645-5554
FAX: 828-645-3041

JOB NO. 12-3331
E:\R14DWGS\3331.DWG



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 193
PAGE 316, PLAT BOOK 7, PAGE 454; THAT THE RATIO OF
PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS
PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL
THIS 8TH DAY OF FEBRUARY, A.D., 2012.

SURVEYOR: BOBBY C. McMAHAN
REGISTRATION NUMBER: 2475

FILED FOR REGISTRATION ON THE 25 DAY OF JULY, 20 12
AT 10:37 O'CLOCK A.M., AND RECORDED IN PLAT BOOK 7 Pg 454
Susan Rector REGISTER OF DEEDS MADISON COUNTY
BY Sharon J Middleton DEPUTY

LEGEND

- 3/4" IRON PIPE (FOUND)
- 1/2" REBAR WITH I.D. CAP (SET)
- TOP OF ROCK OUTCROP
- TREE (DIAMETER & SPECIES AS NOTED)
- UNMARKED POINT
- UTILITY POLE WITH OVERHEAD LINES

1" 2" 3" RIDGE

0' 200' 400' 600' 800'

SCALE : 1" = 200'

DATE : FEBRUARY 8, 2012

REVISED :

UNMARKED POINT ON SOUTHEAST
BANK OF BIG LAUREL CREEK
(FORMERLY BLACK GUM).
BEGINNING CORNER OF D.B. 193/316.
BEGINNING CORNER OF D.B. 452/676.

14" LOCUST

DETAIL SKETCH - SCALE: 1" = 100'

VICINITY MAP

STATE OF NORTH CAROLINA
COUNTY OF MADISON

REGISTERED THIS THE.....DAY OF.....20.....
AT.....AM/PM RECORDED IN BOOK.....PAGE.....
.....REGISTER OF DEEDS
BY.....DEPUTY/ASSISTANT

I, , REVIEW OFFICER OF
MADISON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS
CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR
RECORDING.

.....
REVIEW OFFICER DATE

PLAT HAS BEEN APPROVED TO COMPLY WITH THE MADISON COUNTY
LAND DEVELOPMENT AND SUBDIVISION ORDINANCE.

.....
ZONING ADMINISTRATOR DATE

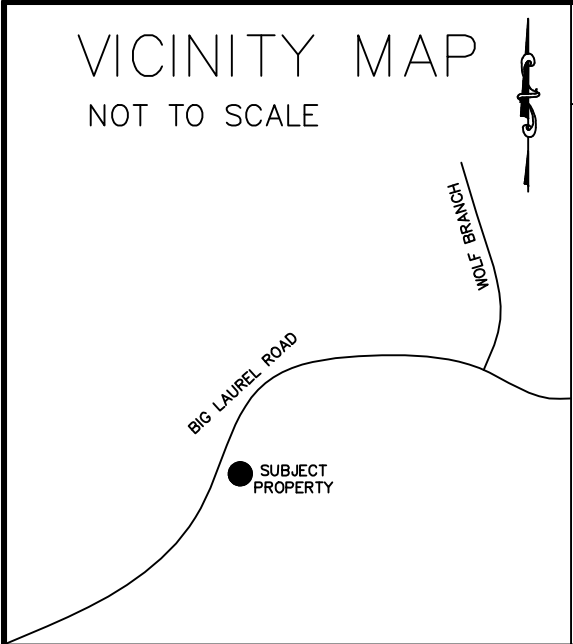
I JAMES ADAM CHANDLER, DO HEREBY CERTIFY THAT THIS SURVEY IS
A RECOMBINATION OF EXISTING PARCELS.

.....
JAMES ADAM CHANDLER, PLS L-5007 DATE

I JAMES ADAM CHANDLER, CERTIFY THAT THIS PLAT WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY
SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 193 PAGE 316
); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS
DRAWN FROM INFORMATION FOUND IN BOOK 193 PAGE 316 ; THAT THE
RATIO OF PRECISION AS CALCULATED IS AT LEAST 1:10000; THAT THIS
PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED,
WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL
THIS...16TH...DAY OF...MAY...A.D. 2018

.....
JAMES ADAM CHANDLER, PLS L-5007 DATE

VICINITY MAP
NOT TO SCALE



LEGEND OF SYMBOLS

	EXISTING IRON FOUND
	#5 REBAR W/ID CAP SET
	UNMARKED POINT
	MAG NAIL FOUND
	MAG NAIL SET
	TIE LINES
	ADJOINING BOUNDARY (NOT SURVEYED)
	BOUNDARY (SURVEYED 03-02-2017)

SURVEY NOTES

- THIS SURVEY IS TO RECOMBINE THE SHOWN TRACTS WITH THEIR NEIGHBORS. THE CARVER HEIRS TRACT IS SWAPPING 0.15AC AT THE NORTH END TO JENKINS FOR OWNERSHIP OF THE ACCESS FOR A BRIDGE TO BIG LAUREL ROAD.
- NO N.C.G.S. HORIZONTAL CONTROL FOUND WITHIN 2000' OF THIS PROPERTY.
- THIS PROPERTY IS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD, SHOWN OR NOT SHOWN.
- PROPERTY IS IN A FLOOD HAZARD ZONE PER FEMA FIRM 3700982000J, EFFECTIVE DATE 06/02/2009.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- AREA OF PARCEL COMPUTED BY COORDINATES.
- TAX REFERENCE: PIN 9820-56-2948, 9820-48-5665 & 9820-58-0372.
- THIS SURVEY WAS PREPARED WITHOUT ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
- APPROXIMATE ASPHALT WIDTH OF BIG LAUREL ROAD IS 18'.
- ADJOINING PROPERTY LINES AND OWNERSHIP INFORMATION WAS GATHERED FROM MADISON COUNTY GIS AND IS FOR INFORMATION PURPOSES ONLY. NO RELIANCE SHOULD BE PLACED ON THIS INFORMATION.
- THIS SURVEY IS NOT INTENDED FOR SITE DESIGN. ANY UTILITIES OR DRAINAGE PIPES SHOULD BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION.

REFERENCES

- | | |
|------------------|----------|
| 1. DEED BOOK 193 | PAGE 316 |
| 2. DEED BOOK 612 | PAGE 218 |
| 3. DEED BOOK 511 | PAGE 388 |
| 4. DEED BOOK 232 | PAGE 528 |
| 5. PLAT BOOK 7 | PAGE 454 |
| 6. PLAT BOOK 8 | PAGE 383 |

NOW OR FORMALLY
MICHAEL BURKHARD
D.B. 232/528
P.B. 8/383

NOW OR FORMALLY
DERRAL & THERESA JENKINS
D.B. 511/388

0.15AC
6640.12 SQ. FT.
TO BE RECOMBINED TO
D.B. 612/218
DERRAL & THERESA JENKINS

14" MARKED LOCUST

NOW OR FORMALLY
DERRAL & THERESA JENKINS
D.B. 612/218

0.11AC
4801.08 SQ. FT.
TO BE RECOMBINED TO
D.B. 193/316
CARVER HEIRS

NOW OR FORMALLY
JEAN WRIGHT(VANCE CARVER HEIR)
D.B. 193/316
P.B. 7/454

THOU SHALT NOT REMOVE THY NEIGHBORS
LANDMARK, WHICH THEY OF OLD TIME HAVE
SET IN THINE INHERITANCE, WHICH THOU
SHALT INHERIT IN THE LAND THAT THE LORD
THY GOD GIVETH THEE TO POSSESS IT.
DEUTERONOMY 19:14
CURSED BE HE THAT REMOVETH HIS
NEIGHBORS LANDMARK. AND ALL THE PEOPLE
SHALL SAY, AMEN.
DEUTERONOMY 27:17

OLD ROCK
BRIDGE ABUTMENT

SOIL ROAD

RECOMBINATION SURVEY FOR

JEAN WRIGHT

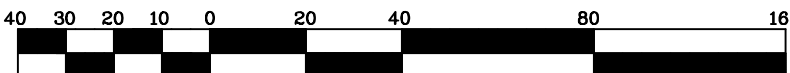
(OWNER VANCE T. CARVER HEIRS)
NO. 7 TOWNSHIP MADISON COUNTY, NC
DEED REFERENCE BK. 193 PG. 316

DATE: 05-16-2018 JOB NO.: 027-18

SURVEY BY
CHANDLER MOUNTAIN SURVEYING PLLC

PROFESSIONAL LAND SURVEYING
LICENSE # P-1232
4647 MEADOWS TOWN ROAD
MARSHALL, NC, 28753

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

PLAT-NORTH--P.B. 7 / 454--DATE-07 / 25 / 2012