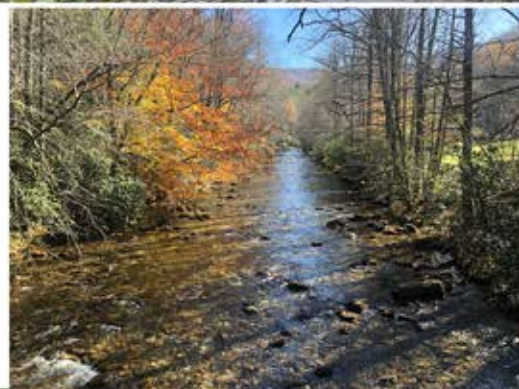
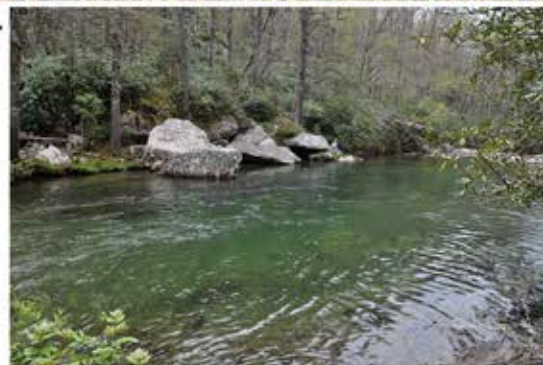


Pristine East Fork River Paradise

80+ Acres with a 1/2 Mile of River Frontage!

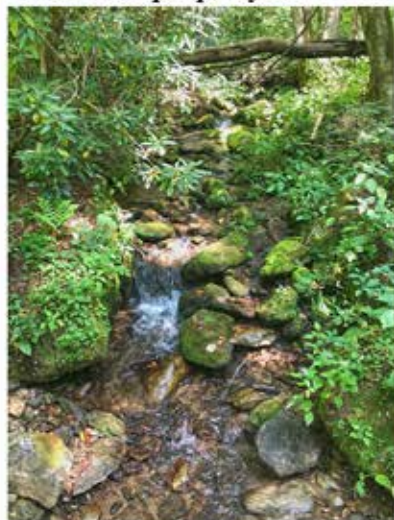


- 80 acres with a ½ mile of frontage on this amazing, clean, scenic river
- Beautiful, clear water flowing out of the Pisgah National Forest
- Legendary trout fishing & a great swimming hole on site
- Incredible woods with mature trees
- Bee Branch, another creek also runs thru the property
- Many potential homesites. Power and phone on the property
- Great access with bridge and gravel roads throughout
- Only 1 mile to the National Forest trails and 4 miles to the Blue Ridge Parkway
- 5 minutes from the Springdale Country Club & dining options
- 20 minutes to the great mountain town of Waynesville with ample opportunities for shopping, breweries, and everyday conveniences
- 10 minutes to Pisgah Inn on the Blue Ridge Parkway
- 35 minutes to Brevard, 40 minutes to Asheville. Incredible property and location with unsurpassed natural beauty!



Incredible property and location with unsurpassed natural beauty!

**Offered for \$635,000
MLS#3547682**



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 Wagon Gap Trail Road, Canton NC 28716

MLS#: 3547682	Category: Lots/Acres/Farms	Parcel ID: 8661-56-1133	List Price: \$635,000
Status: Active	Tax Location: Canton	County: Haywood	
Subdivision: none	Tax Value: \$381,000	Zoning Desc:	
Zoning: R		Deed Reference: 901-477	
Legal Desc: PB CABC/7017			
Elevation: 3000-3500 ft. Elev., 3500-4000 ft. Elev.			



General Information

Type: **Acreage**
 Can be Divided?:
 \$/Acre: **\$7,872.55**

Land Information

Approx Acres: **80.66**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **0**
 Prop Foundation: **Block, Pier & Beam, Other - See Media/Remarks**
 Lot Desc: **Creekfront, Mountain View, Natural Waterfall, Private, Riverfront, Rolling, Sloping, Stream/Creek, Trees, Water view, Waterfront, Winter View, 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: **Unspecified**
 Middle: **Unspecified**
 High: **Unspecified**

Utility/Plan Information

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

Waterbody Name: **East Fork Pigeon River**
 Lake/Water Amenities: **None**
 Comm Features: **Walking Trails**
 Exterior Feat: **Satellite Internet Available**
 Access: **Gravel Road**
 Improvements: **None**
 Suitable Use: **Multi-Family, Private Estate, Residential**

Features

Street: **Gravel**

Association Information

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

Remarks

Public Remarks: **Pristine East Fork River Paradise! 80 acres with a 1/2 mile of frontage on this amazing, scenic river. Beautiful, clear water flowing out of the Pisgah National Forest. Legendary trout fishing and the best swimming hole around! Incredible woods with mature trees. Bee Branch, another creek also runs thru the property. Pristine native trout habitat. Many potential home sites. Sweeping mountain views. Power and phone on the property. Great access with bridge and gravel roads throughout. Only 1 mile to the National Forest trails such as Shining Rock trail head and 4 miles to the Blue Ridge Parkway. 5 minutes from the Springdale Country Club for golf and dining options. 10 minutes to Pisgah Inn on the Blue Ridge Parkway for great dining with a view! 20 minutes to the happening mountain town of Waynesville with stores, restaurants, shops, galleries, breweries and services. 35 minutes to Brevard, 40 minutes to Asheville. Incredible property and location with unsurpassed natural beauty!**

Directions: **From the Town of Waynesville, follow Hwy 276 South to left on Camp Hope Rd to right on Wagon Gap Rd. into property. From Asheville, take Brevard Rd. (191 Hwy.) past Bent Creek to right on Blue Ride Parkway. South on Blue Ridge Parkway, past Pisgah Inn to 276 South. Right on Camp Hope Rd. Right on Wagon Gap Rd. into property.**

Listing Information

DOM: **266** CDOM: **266** Closed Dt:
 UC Dt: DDP-End Date: Close Price: Slr Contr:
 LTC:

Prepared By: Jill Warner

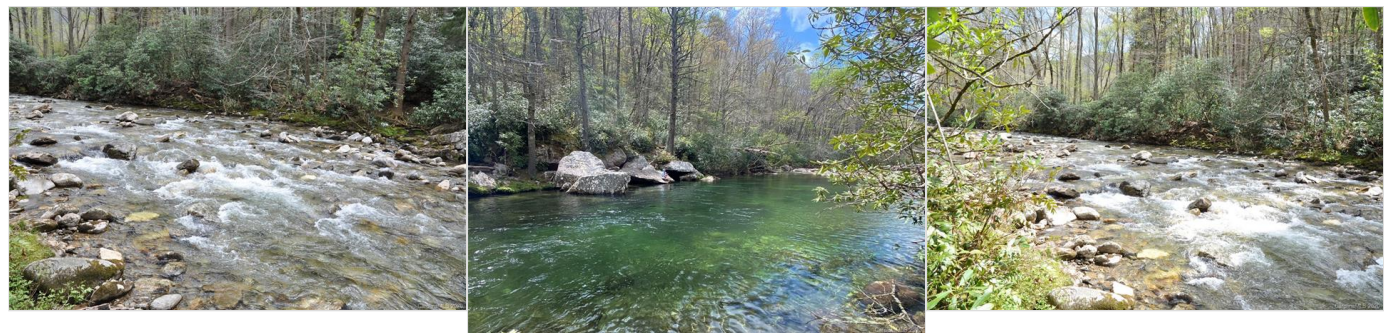
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MLS#: [3547682](#)

Land Property Photo Gallery

TBD Wagon Gap Trail Road, Canton NC 28716

List Price: \$635,000

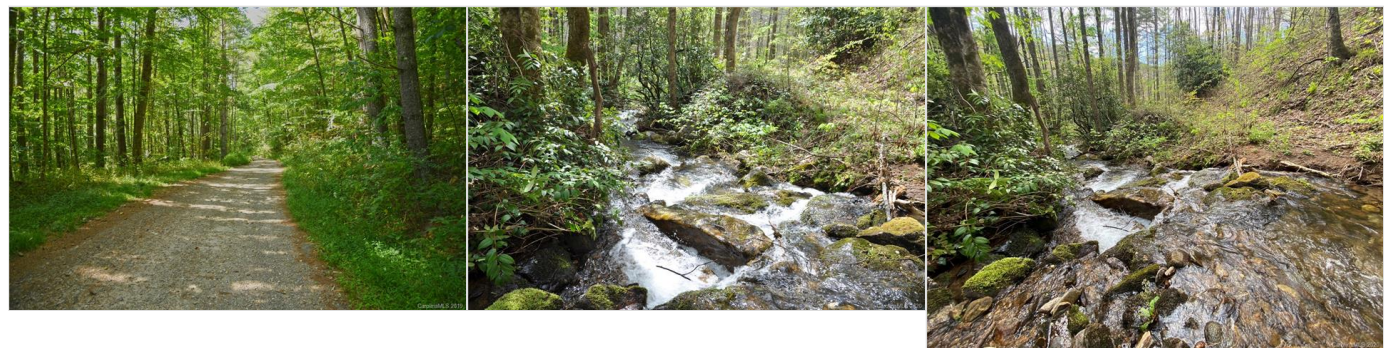


The Swimmin' and Fishin' hole!



Views of Cold Mountain

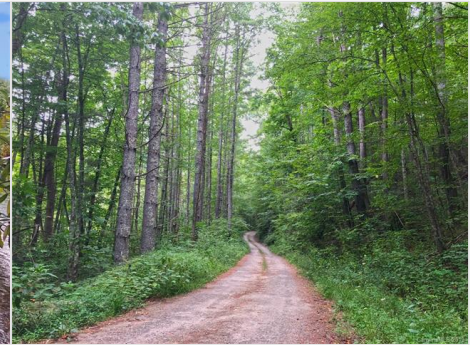
East Fork River in Fall



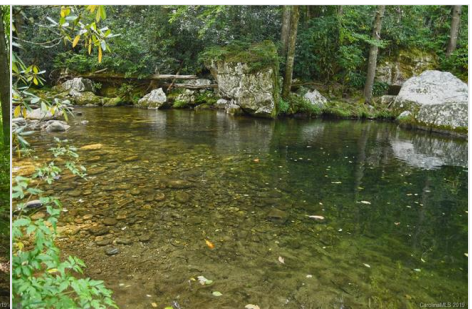
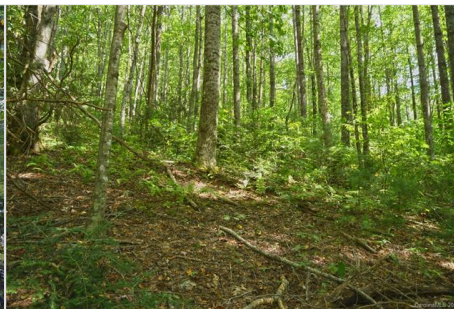
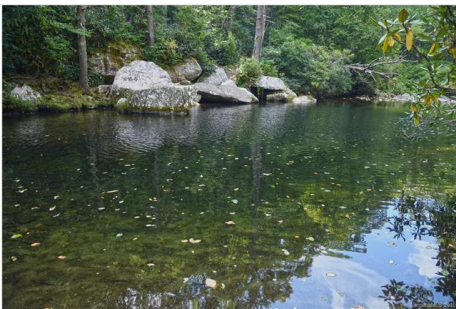
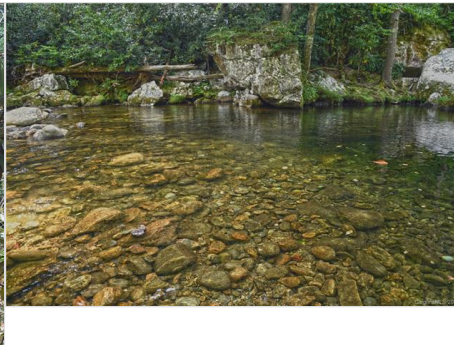
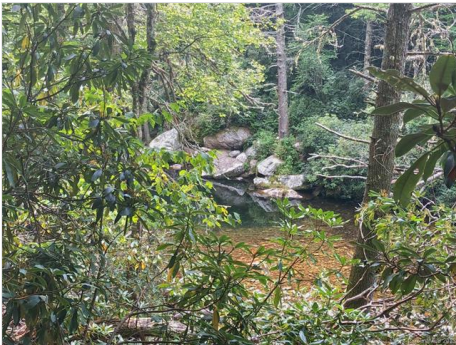
Bee branch

Bee branch





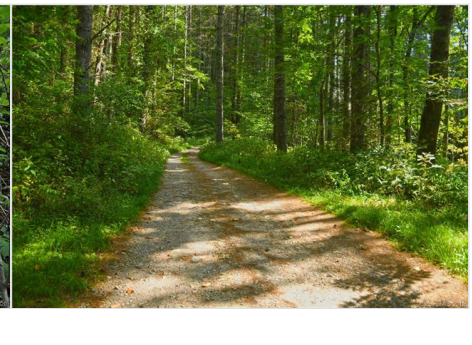
Pristine clear water of East Fork



Incredible deep swimming hole



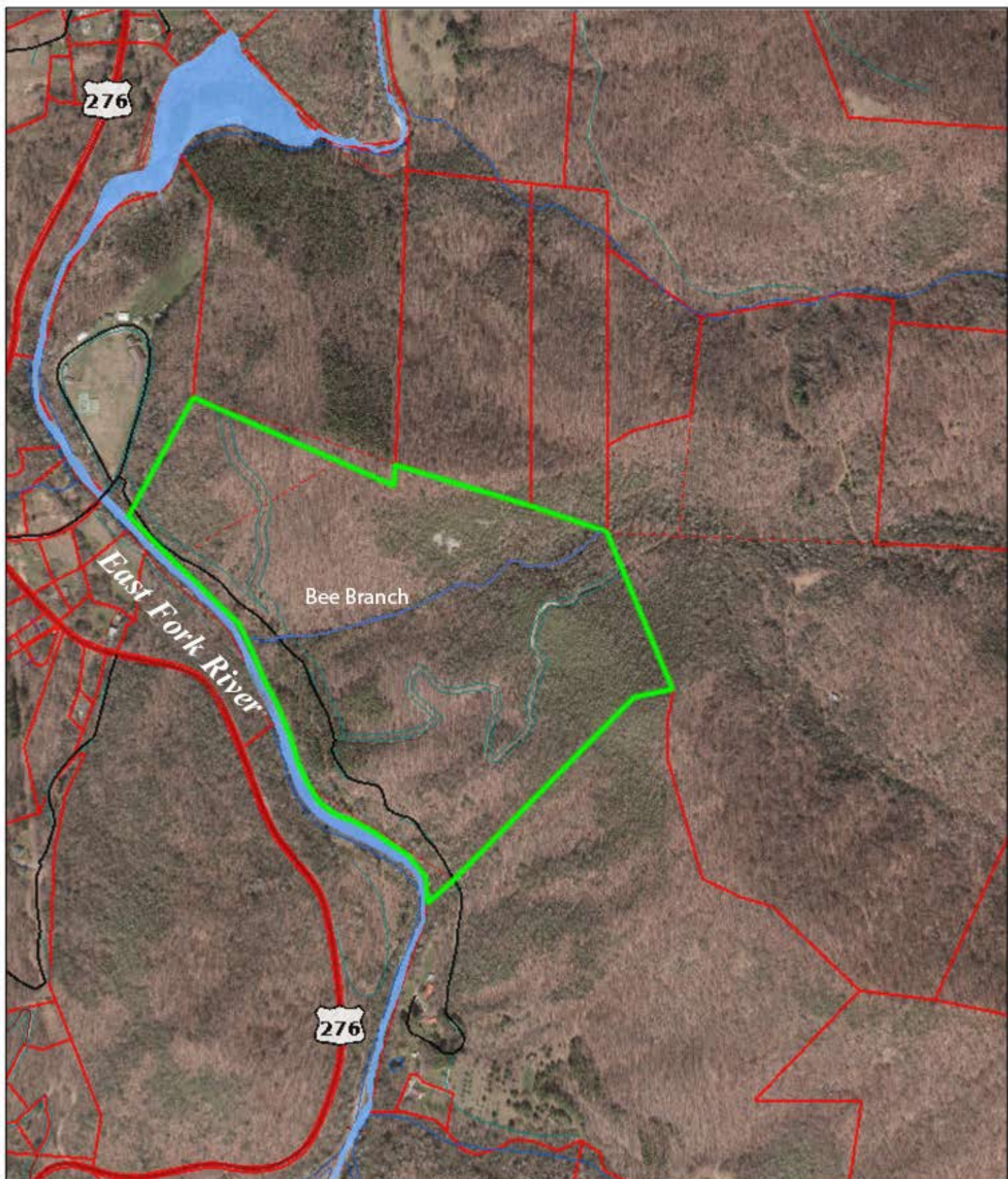
Lush woodland with wildflowers



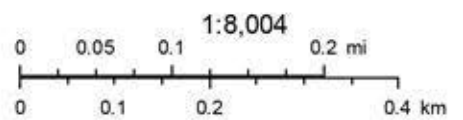


East Fork River

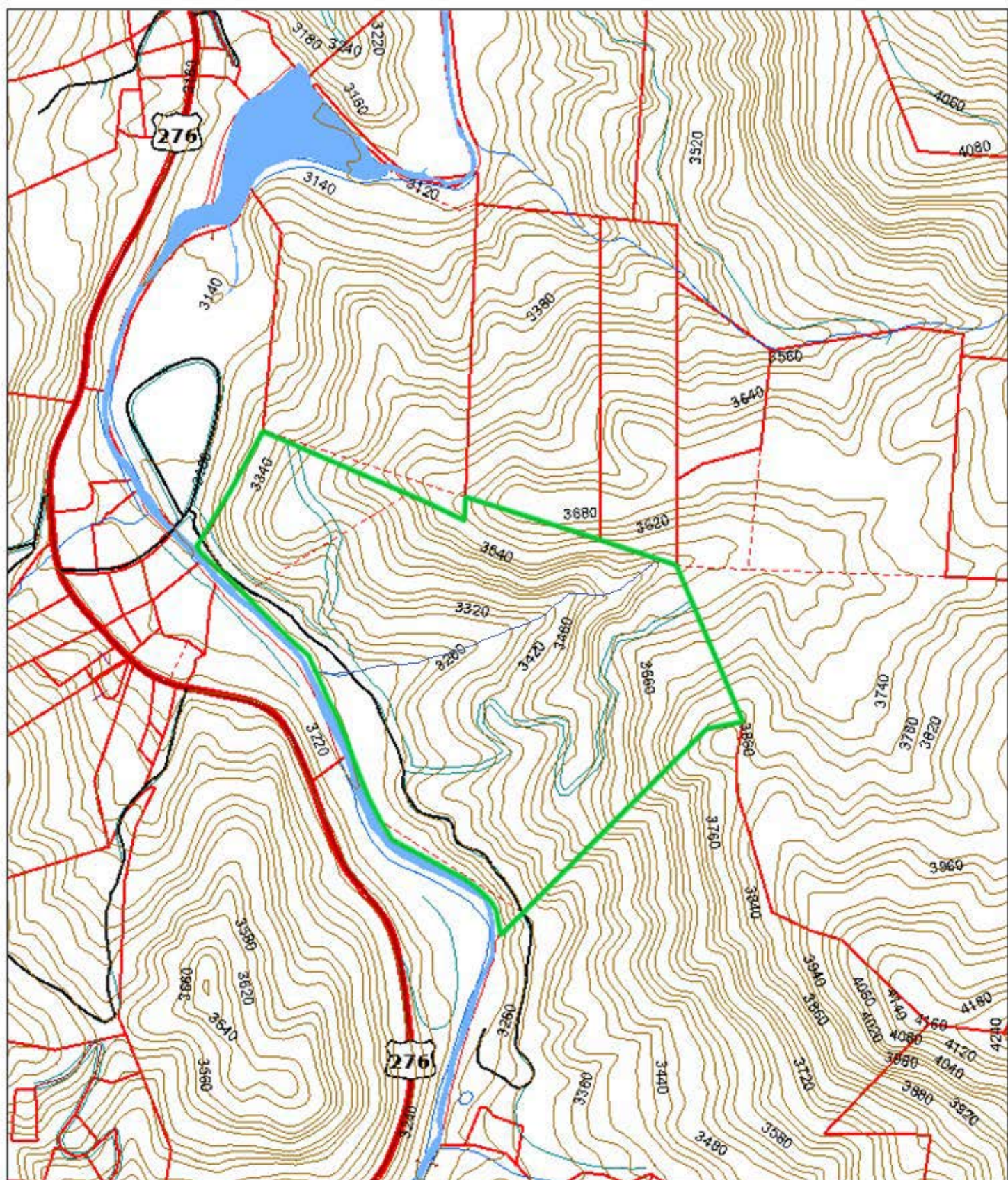
TBD Wagon Gap Trail



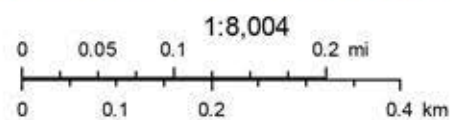
September 6, 2019



Wagon Gap Trail



September 6, 2019





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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. Mineral rights were severed from the property by a previous owner.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Seller has severed the mineral rights from the property.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Oil and gas rights were severed from the property by a previous owner.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Seller has severed the oil and gas rights from the property.			
<u> </u> Buyer Initials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: **TBD Wagon Gap Trail , Canton, 28716**

Owner's Name(s): **John C. Prelaz , Deborah A. Prelaz**

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: John C. Prelaz Date 9/3/2019
 DocuSigned by: Deborah A. Prelaz Date 9/3/2019

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 _____

REC 4.25

1/1/15

Prelaz