

52+ Acres of Privacy in Marshall



- *Perfect place for your retreat or homestead*
- *Private south facing cove, nice woods with stream*
- *Easy access*
- *Lots of trails and potential home sites*
- *Power and phone available*

Come to the mountains and find the lifestyle you have been wanting to live!

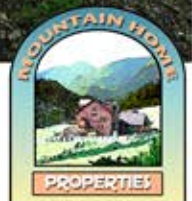
Offered for \$275,000
MLS#3627828



Mountain Home Properties www.mountaindream.com

Contact: Steve DuBose - sdubose@mountaindream.com 828-734-4181

Cindy DuBose - cdubose@mountaindream.com 828-622-3222



Land Property Client Full

TBD Bryn Mawr Lane, Marshall NC 28753

MLS#: 3627828	Category: Lots/Acres/Farms	Parcel ID: 9803-01-6712	List Price: \$275,000
Status: Active	Tax Location: Madison	County: Madison	
Subdivision: None	Tax Value: \$123,550	Zoning Desc:	
Zoning: RA		Deed Reference: 404 / 250	
Legal Desc: See Deed Description BK404 PG250 PIN#9803-01-6712			
Elevation: 2500-3000 ft. Elev.			



General Information

Type: **Acreage**
 Can be Divided?:
 \$/Acres: **\$5,210.31**

Land Information

Approx Acres: **52.78**
 Acres Cleared: **1.00**
 Acres Wooded: **51.79**
 Approx Lot Dim:
 Min Sqft To Build: **0**
 Prop Foundation:

Lot Desc:

Mountain View, Paved Frontage, Private, Stream/Creek, Winter View, Wooded, Year Round View

Additional Information

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

School Information

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

Utility/Plan Information

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

Recent: **06/17/2020 : NEWS : ->ACT**

Features

Fixtures Exceptions: **No**
 Access: **Gravel Road, State Road**
 Suitable Use: **Private Estate, Residential**
 Subject To HOA: **None**

Street:

Gravel

Subj to CCRs:

HOA Subj Dues:

Remarks

Public Remarks: **52 + acres of privacy. Come to the mountains and find the lifestyle you have been wanting to live! This is the perfect place for your retreat or homestead. Private south facing cove, nice woods with stream. Lots of trails and potential home sites. Easy access. Power and phone available.**
 Directions: **From Marshall take Hwy. 25-70 north to bearing right onto Hwy. 208 to stop sign. Turn right on Hwy. 212 to left on Franklin Mountain Rd. and a quick right onto Duck Mill Rd. to property on left.**

Listing Information

DOM: **0** CDOM: **1,087** Closed Dt:
 UC Dt: DDP-End Date: Close Price: Slr Contr:
 LTC:

Prepared By: Jill Warner

Land Property Photo Gallery

MLS#: [3627828](#)

TBD Bryn Mawr Lane, Marshall NC 28753

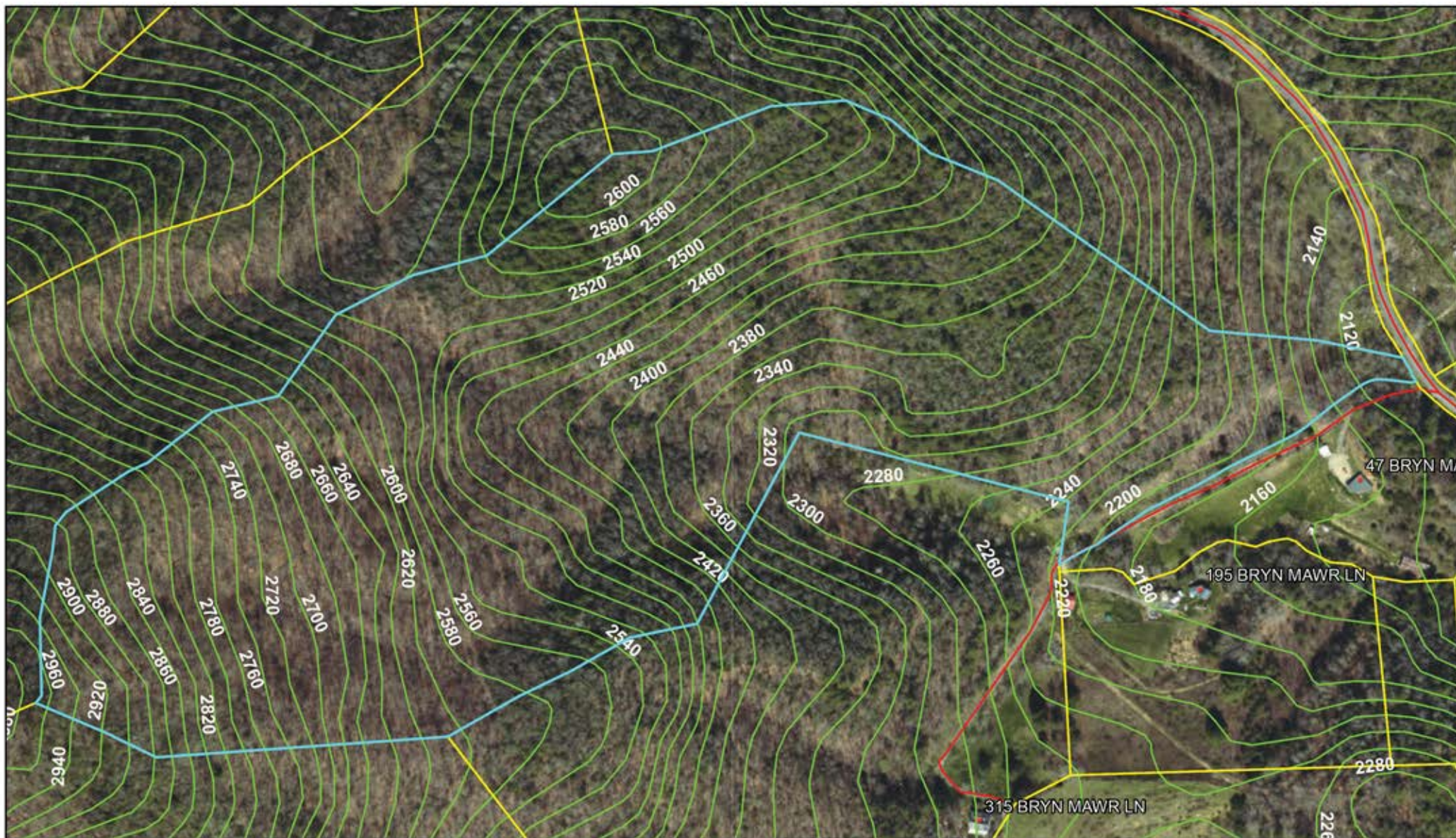
List Price: \$275,000



Aerial TBD Bryn Mawr Lane



Topo TBD Bryn Mawr Lane



PROPERTY SUBJECT TO ALL APPLICABLE
 THIS MAP IS NOT TRANSFERABLE,
 OR ENTITY WITHOUT WRITTEN
 THE MAP IS PROVIDED

SCALE 1" = 200'

PIN #

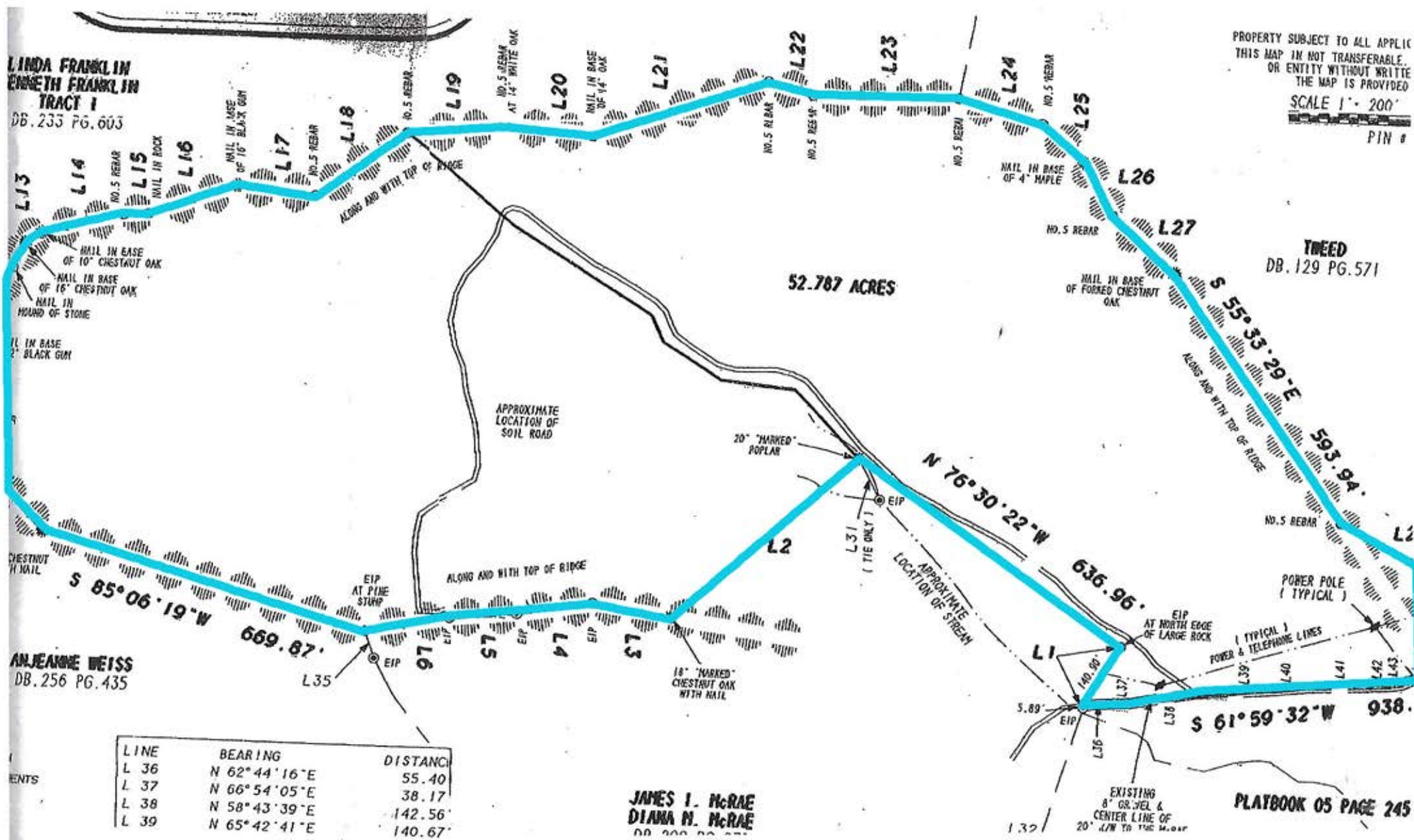
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LINDA FRANKLIN
 ENNEETH FRANKLIN
 TRACT I
 DB. 233 PG. 603

ANJEANNE WEISS
 DB. 256 PG. 435

JAMES I. McRAE
 DIANA M. McRAE
 DB. 200 PG. 271



LINE	BEARING	DISTANCE
L 36	N 62°44'16"E	55.40
L 37	N 66°54'05"E	38.17
L 38	N 58°43'39"E	142.56
L 39	N 65°42'41"E	140.67