

Creek Front Historic Farm

First time on the market, unique 40 acre old farm with long frontage on major trout creek and the fork of a second trout creek.

Bottom land fields and high ground gentle knolls overlooking the creek with many home sites. Includes the old house, barn and sheds "As is".



This special property has been in the same family for generations!

Great opportunity with amazing potential!

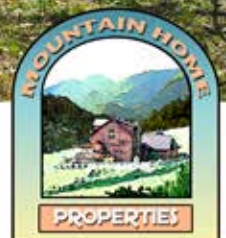
Reduced!

Offered for \$350,000

MLS# 3373196



Mountain Home Properties www.mountaindream.com
Contact: Steve DuBose - sdubose@mountaindream.com 828-622-3222
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Land Property Client Full

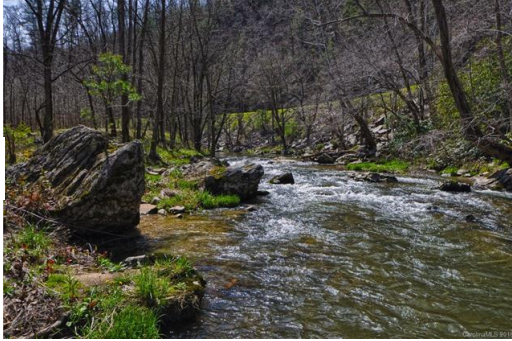
7191 NC 209 Highway, Hot Springs NC 28743-7189

MLS#: **3373196**
Status: **Active**
Subdivision: **none**
Zoning: **R-A**
Legal Desc: **8757-69-4303**
Elevation: **1500-2000 ft. Elev.**

Category: **Lots/Acres/Farms**
Tax Location: **Madison**
Tax Value: **\$169,245**

Parcel ID: **8757-69-4303**
County: **Madison**
Zoning Desc:
Deed Reference: **352-284**

List Price: **\$350,000**



General Information

Type: **Farm**
Can be Divided?: **Yes**
\$/Acres: **\$8,750.00**

Land Information

Approx Acres: **40.00**
Acres Cleared:
Acres Wooded:
Approx Lot Dim:
Min Sqft To Build: **0**
Prop Foundation:

Lot Desc:

Creekfront, Level, Mountain View, Pasture, Paved Frontage, Stream/Creek, Wooded

School Information

Elem: **Hot Springs**
Middle: **Madison**
High: **Madison**

Utility/Plan Information

Sewer: **Septic Needed**
Water: **Well Needed**
Outbuildings: **Yes**
Dwellings: **Yes**
Bedrooms Septic:

Additional Information

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

Recent: **06/20/2020 : DECR : \$385,000->\$350,000**

Features

Waterbody Name: **Creek**

Lake/Water Amenities: **None**

Comm Features: **Walking Trails**

Exterior Feat: **Barn(s), Outbuilding, Shed(s)**

Access: **Paved Road, State Road**

Street: **Paved**

Improvements: **Barn, Chicken House, House-As Is, Shed**

Suitable Use: **Farmland, Gardening, Pasture/Grazing, Residential, Other - See Media/Remarks**

Subject To HOA: **None**

Subj to CCRs:

HOA Subj Dues:

Remarks

Public Remarks: **Creek Front Historic Farm. Blue ribbon trout waters! 40 acre old farm with long frontage on bold white water creek and has the fork of a second trout creek which is an amazing "fishing hole". Bottom land old fields and pastures. There are high-ground gentle knolls overlooking the creek with many home sites. Includes the old house, barn and sheds "as is". Power and phone on property. Wonderful location for creek-front retreat, homestead farm or vacation rental destination. Great opportunity with amazing potential!**

Directions: **From Hot Springs, follow Hwy 209 7.6 Mi., 7191 NC 209 is on the left at junction of Meadow Fork Rd.**

Listing Information

DOM: **788**
UC Dt:

CDOM: **788**
DDP-End Date:

Closed Dt:
Close Price:

Slr Contr:
LTC:

Prepared By: Jill Warner

Land Property Photo Gallery

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