

## *12 Acres of Scenic Woodland*



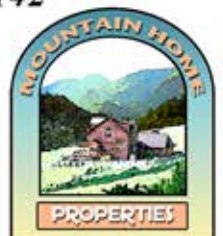
*Beautiful, wooded 12.5 acres. Easy access, great sunshine, close to National Forest and Max Patch. Property will have gorgeous views with some clearing.*



*Build your own get away cabin  
in the mountains*

**Reduced!**  
**Offered for \$79,000**  
**MLS# 3416142**

***Mountain Home Properties*** [www.mountaindream.com](http://www.mountaindream.com)  
**Contact: Steve DuBose - [sdubose@mountaindream.com](mailto:sdubose@mountaindream.com) 828-622-3222**  
**Cindy DuBose - [cdubose@mountaindream.com](mailto:cdubose@mountaindream.com) 828-734-9158**



## Land Property Client Full w/photos

**000 Meadow Fork School Road, Hot Springs NC 28743**

|                                                            |                                   |                                |                             |
|------------------------------------------------------------|-----------------------------------|--------------------------------|-----------------------------|
| MLS#: <b>3416142</b>                                       | Category: <b>Lots/Acres/Farms</b> | Parcel ID: <b>8746-37-8927</b> | List Price: <b>\$79,000</b> |
| Status: <b>Active</b>                                      | Tax Location: <b>Madison</b>      | County: <b>Madison</b>         |                             |
| Subdivision: <b>Meadow Fork Ranch</b>                      | Tax Value: <b>\$53,932</b>        | Zoning Desc:                   |                             |
| Zoning: <b>R-A</b>                                         |                                   | Deed Reference: <b>388/316</b> |                             |
| Legal Desc: <b>PB 4/937 Tract B</b>                        |                                   |                                |                             |
| Elevation: <b>2500-3000 ft. Elev., 3000-3500 ft. Elev.</b> |                                   |                                |                             |



### General Information

Type: **Acreage**  
Can be Divided?: **No**  
\$/Acres: **\$6,320.00**

### Land Information

Approx Acres: **12.50**  
Acres Cleared:  
Acres Wooded:  
Approx Lot Dim:  
Min Sqft To Build: **0**  
Prop Foundation:  
Lot Desc: **Sloping, Wooded**

### Additional Information

Prop Fin: **Cash, Conventional**  
Ownership: **Seller owned for at least one year**  
Special Conditions: **None**  
Publicly Maint Rd: **No**

### School Information

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

### Utility/Plan Information

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

Recent: **07/22/2020 : Back On Market : EXP->ACT**

Suitable Use: **Residential**

### Association Information

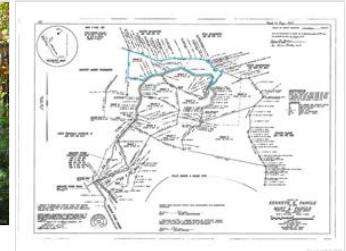
|                                 |                          |                                  |
|---------------------------------|--------------------------|----------------------------------|
| Subject To HOA: <b>Required</b> | Subj to CCRs: <b>Yes</b> | HOA Subj Dues: <b>Mandatory</b>  |
| HOA Management:                 | HOA Phone:               | Assoc Fee: <b>\$200/Annually</b> |

### Remarks

Public Remarks: **Beautiful, wooded 12.5 acres. Easy access, great sunshine, close to National Forest and Max Patch. Property will have gorgeous views with some clearing. Build your own get away cabin in the mountains.**  
Directions: **From Hot Springs follow Hwy 209 South to right on Meadowfork. Follow Meadowfork 5.6 miles. Then left on Meadowfork School Rd. continue for .2 miles. Property will be on the left. From Asheville follow Hwy 63 (Leicester Hwy) to Intersection of Hwy 209. Turn right on Hwy 209 and follow to left on Caldwell Mtn. Follow Caldwell Mtn to Meadowfork Rd. Right on Meadowfork. Then right on Meadowfork School Rd**

### Listing Information

|                 |                  |              |            |
|-----------------|------------------|--------------|------------|
| DOM: <b>726</b> | CDOM: <b>726</b> | Closed Dt:   | Slr Contr: |
| UC Dt:          | DDP-End Date:    | Close Price: | LTC:       |



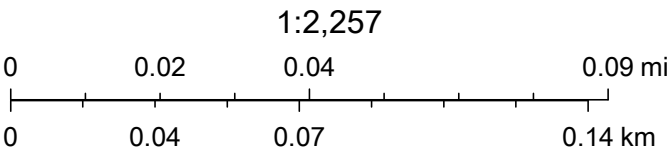
Prepared By: Jill Warner

# Aerial Meadow Fork School Rd.



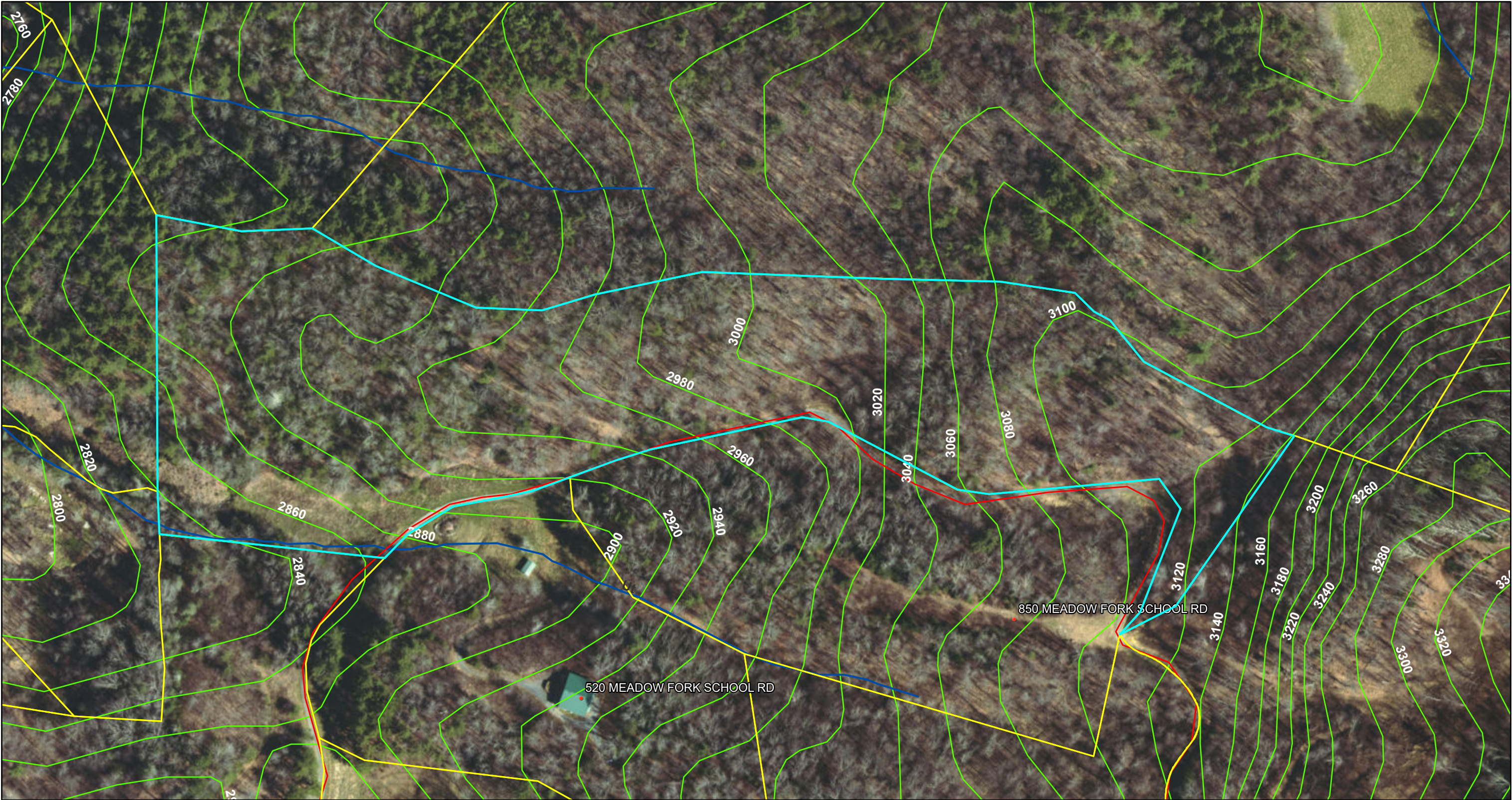
7/22/2020, 12:40:17 PM

- 2019 Madison County Tax Parcels
- Addresses
- Roads
- Streams



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Topo Meadow Fork School Rd.



7/22/2020, 12:40:37 PM

2019 Madison County Tax Parcels

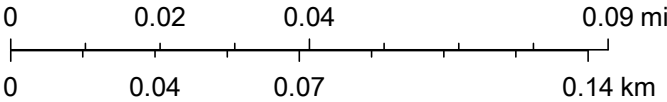
Addresses

Roads

Streams

20ft Contours

1:2,257



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

STATE OF NORTH CAROLINA Madison COUNTYFILED FOR REGISTRATION ON THE 22<sup>ND</sup> DAY OF March, 1983 BY  
AND RETURNED ON DATE 22 March, 1983By: David Carpenter  
By: David Butler, ass't

BOOK 4 PAGE 827

FILED IN MADISON COUNTY NC  
ON 20 2008 at 02:00:00 PM  
by John Lee Baker  
Register of Deeds

HARVEY JAMES FLEMING

JOHN WENDALL PATRICK, II  
DB 157 PG 217MEADOW FORK  
BAPTIST CHURCH  
DB A PG 83  
DB 7 PG 27  
DB 80 PG 70  
DB 4 PG 101  
DB 6 PG 74MEADOW FORK ROAD  
SR 1176I, ROBERT B. CREEK, P.L.S., CERTIFY THAT THIS SURVEY  
CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF  
THE COUNTY THAT HAS AN ORDINANCE THAT REGULATES  
PARCELS OF LAND.I, KENNETH E. PANGLE, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS  
SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE SAME  
CONFORMS TO THE REQUIREMENTS OF THE NORTH CAROLINA SURVEYING ACT OF 1978 AND  
THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, AS AMENDED.WITNESS MY HAND AND SEAL THIS 22<sup>ND</sup> DAY OF MARCH, 1983

ROBERT B. CREEK

DOYCE McCARTER  
DB 123 PG 18WILL McCARTER  
DB 68 PG 114DAVID CARPENTER  
DB 206 PG 204FRANK CLARK  
DB 106 PG 463

PLAT BOOK 4 PAGE 778

EXEMPT FROM MADISON COUNTY LAND DEVELOPMENT AND SUBDIVISION  
ORDINANCE.

DATE 2/22/83 David Butler  
SOLICITING ADMINISTRATOR

I, David Butler, REVIEW OFFICER OF MADISON COUNTY,  
CERTIFY THAT THE PLAT TO WHICH THIS CERTIFICATION IS AFFIXED  
MEETS ALL STATUTORY REQUIREMENTS FOR RECORDATION.

DATE 2/22/83 David Butler  
REVIEW OFFICER

REFERENCE  
BEING A PORTION OF DEED BOOK 201 PAGE  
BOOK 201 PAGE 260, TRACT ONE AND TWO  
A PORTION OF TAX PARCEL 8748 35 8535  
A PORTION OF TAX PARCEL 8748 35 7958  
PORTION OF PLAT BOOK 4 PAGE 778LEGEND  
PG 4 REBORN SET UNLESS NOTED  
CALCULATED POINT NOT SET  
TREES AS NOTED  
FENCE LINE  
POINT OF BEGINNING  
DEED BOOK - PAGE -  
ATSURVEY FOR  
KENNETH E. PANGLE  
AND WIFE

MARY A. PANGLE

NO. 2 TOWNSHIP MADISON COUNTY  
NORTH CAROLINA

DATE 3-24-2003 SCALE 1"=200'

KENNETH E. PANGLE  
SURVEYOR  
CREEK AND ASSOC.  
ROBERT B. CREEK, P.L.S. L-3469  
PO BOX 1282  
WEAVERVILLE, NC 28789  
PHONE 628/645-0000