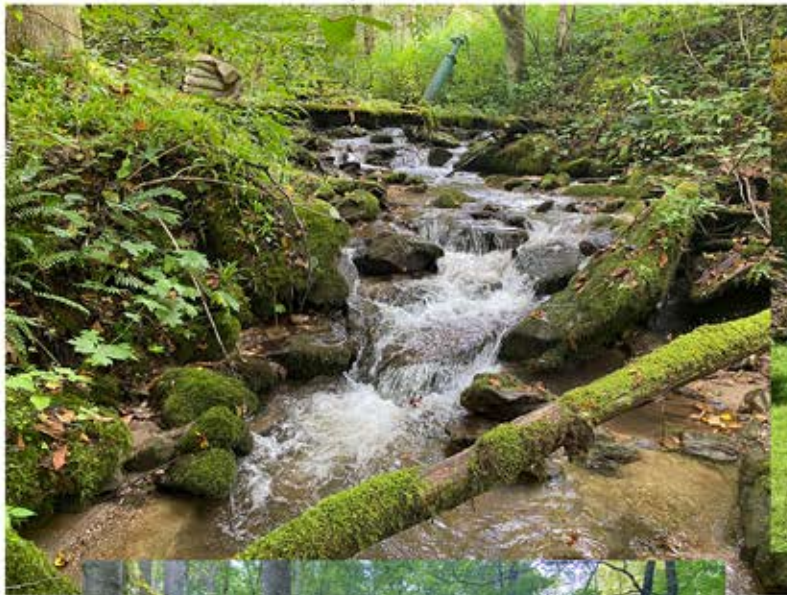


Beautiful 18+ Acre Parcel On Pristine, Bold Creek



- Private, level, open land, great for gardening, or raising animals
- Located on a dead end, state-maintained road
- Huge, old trees inhabit the mountain behind
- Manufactured home on property has begun the process of remodeling
- Large shop building, carport, RV hookup
- Well and septic installed
- Price is based upon land value only

Offered for \$199,000
MLS# 3656840

Embrace the quiet enjoyment of sunshine, water, and mossy rocks. Incredible piece of land!



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

887 Rock House Road, Hot Springs NC 28743-7161

MLS#:	3656840	Category:	Lots/Acres/Farms	Parcel ID:	8744-79-6159	List Price:	\$199,000
Status:	Active	Tax Location:	Madison	County:	Madison		
Subdivision:	none	Tax Value:	\$138,570	Zoning Desc:			
Zoning:	R-A			Deed Reference:	695/695		
Legal Desc:	PIN#8744-79-6159						
Elevation:	2500-3000 ft. Elev., 3000-3500 ft. Elev.						



General Information

Type: **Acreage**
Can be Divided?: **Yes**
\$/Acres: **\$11,006.64**

Land Information

Approx Acres: **18.08**
Acres Cleared:
Acres Wooded:
Approx Lot Dim:
Min Sqft To Build: **0**
Prop Foundation: **N/A**
Lot Desc: **Cleared, Creekfront, Hilly, Level, Pasture, Private, Sloping, Stream/Creek, Trees, Wooded**

Additional Information

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

School Information

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

Utility/Plan Information

Sewer: **Septic Installed**
Water: **Well Installed**
Outbuildings: **Yes**
Dwellings: **Yes**
Bedrooms Septic: **3**

Recent: **08/29/2020 : NEWS : ->ACT**

Features

Lake/Water Amenities: **None**

Fixtures Exceptions: **No**

Comm Features: **None**

Exterior Feat: **Shed(s), Tractor Shed, Workshop**

Access: **Gravel Road, State Road**

Street: **Dirt**

Improvements: **House-As Is, Manuf. Home(s), Workshop**

Suitable Use: **Gardening, Orchard, Pasture/Grazing, Residential**

Subject To HOA: **None**

Subj to CCRs:

HOA Subj Dues:

Remarks

Public Remarks: **Beautiful 18+ acre parcel on pristine, bold creek. Private, level, open land, great for gardening, raising animals and the quiet enjoyment of sunshine, water, mossy rocks, on a dead end, state maintained road. Huge, old trees inhabit the mountain behind. Manufactured home on property has begun the process of remodeling. Large shop building, carport, RV hookup. Well and septic installed. Price is based upon land value only. Incredible piece of land.**

Directions: **Hwy 209 to Rock house Road. .8 of a mile on left.**

Listing Information

DOM: **0**
UC Dt:

CDOM: **0**
DDP-End Date:

Closed Dt:
Close Price:

Slr Contr:
LTC:

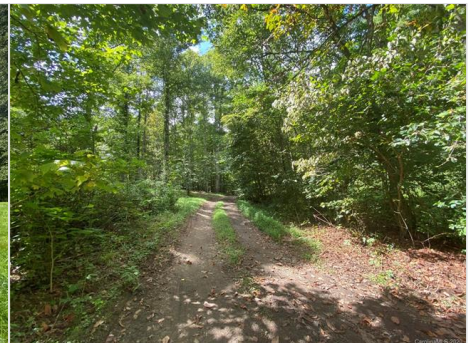
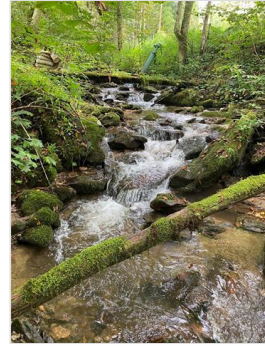
Prepared By: Jill Warner

Land Property Photo Gallery

MLS#: [3656840](#)

887 Rock House Road, Hot Springs NC 28743-7161

List Price: \$199,000







Aerial 887 Rock House Rd.

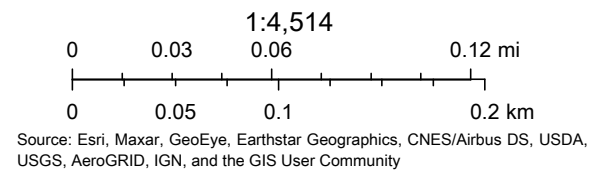


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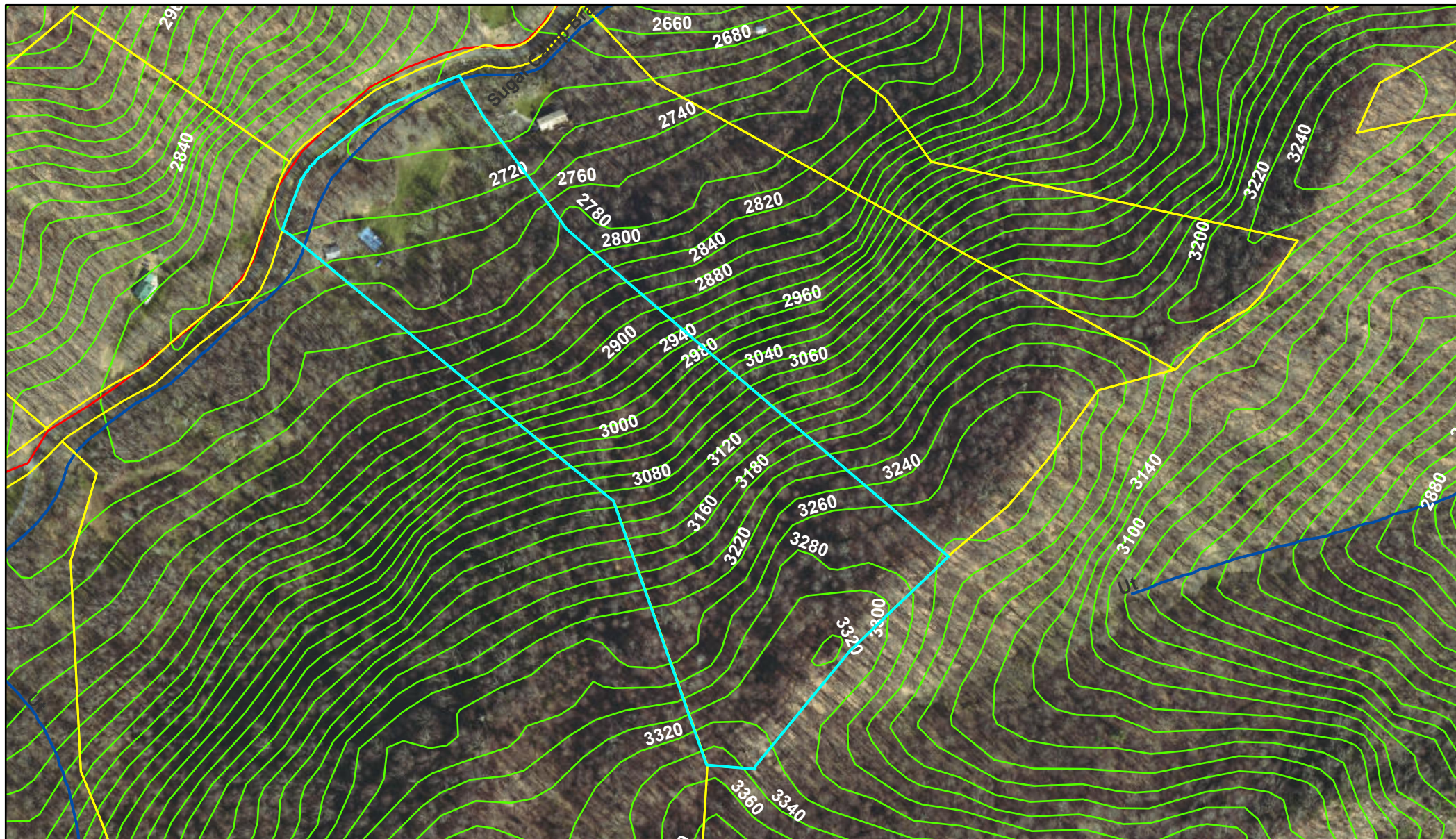
 2019 Madison County Tax Parcels

 Roads

 Streams

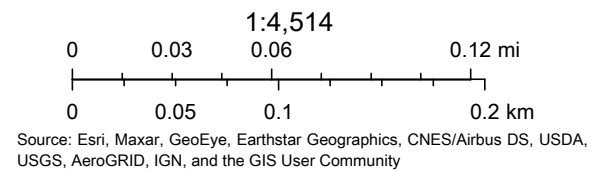


Topo 887 Rock House Rd.



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- 2019 Madison County Tax Parcels
- Roads
- Streams
- 20ft Contours





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			☒
1. Mineral rights were severed from the property by a previous owner.	☐	☐	☒
<u> </u> Buyer Initials			
2. Seller has severed the mineral rights from the property.	☐	☒	
<u> </u> Buyer Initials			
3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	☐	☒	
<u> </u> Buyer Initials			
4. Oil and gas rights were severed from the property by a previous owner.	☐	☐	☒
<u> </u> Buyer Initials			
5. Seller has severed the oil and gas rights from the property.	☐	☒	
<u> </u> Buyer Initials			
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: **887 Rock House Rd, Hot Springs, NC 28743-7161**

Owner's Name(s): **Monique Lines Dreier, Marie Genevieve Foreman**

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: Monique Lines Dreier Date 8/27/2020
 Owner Signature: Marie Genevieve Foreman Date 8/27/2020

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