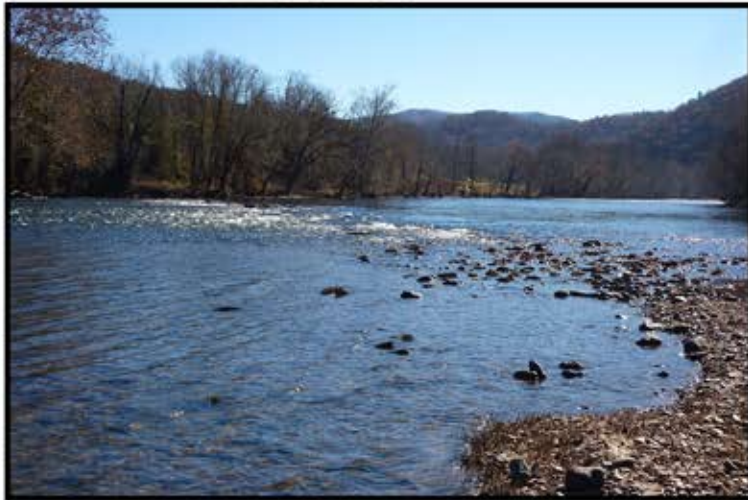


5.4 Acres with French Broad River Frontage!

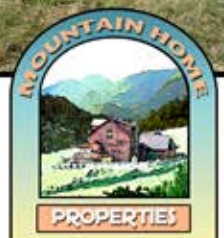


*Offered for \$249,000
MLS# 3499363*



- *On the French Broad River*
- *Two adjoining lots with total of 5.4 acres*
- *Level land & pasture*
- *Almost 500 ft. of river frontage*
- *Raft or kayak from your own property*
- *Beautiful mountain and river views*
- *Well and two septic systems installed*
- *Underground power and phone*
- *Less than 10 minutes to downtown Hot Springs*

Amazing property and a rare find!



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 Crossing Lane, Hot Springs NC 28743

MLS#:	3499363	Category:	Lots/Acres/Farms	Parcel ID:	8851-05-6811,8851	List Price:	\$249,000
Status:	Active	Tax Location:	Hot Springs	County:	Madison		
Subdivision:	none	Tax Value:	\$48,281	Zoning Desc:			
Zoning:	RA			Deed Reference:	579		
Legal Desc:	PB 4/Pg 35 Lots 4&5						
Elevation:	1000-1500 ft. Elev.						



General Information

Type: **Acreage**
Can be Divided?: **Yes**
\$/Acres: **\$46,111.11**

Land Information

Approx Acres: **5.40**
Acres Cleared:
Acres Wooded:
Approx Lot Dim:
Min Sqft To Build: **1,200**
Prop Foundation:
Lot Desc: **Mountain View, Open Lot, Pasture, Riverfront, Waterfront**

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

Utility/Plan Information

Sewer: **Septic Installed**
Water: **Well Installed**
Outbuildings: **No**
Dwellings: **No**
Bedrooms Septic:

Features

Waterbody Name: **French Broad River**
Lake/Water Amenities: **Other - See Media/Remarks**
Exterior Feat: **Underground Power Lines, Wired Internet Available**
Access: **Gravel Road, Privately Maintained Rd.** Street:
Suitable Use: **Gardening, Horse Farm, Pasture/Grazing, Private Estate, Residential**

Association Information

Subject To HOA: **None** Subj to CCRs: **Yes** HOA Subj Dues:

Remarks

Public Remarks: **River front property on the French Broad River! Two adjoining riverfront lots with a total of 5.4 acres of level land with almost 500 feet of river frontage! You can raft or kayak right from the property! Beautiful river and mountain views!! Well installed. Two septic systems installed. Underground power and phone. Fiber internet also available! Everything is ready to go for your dream riverfront home or homestead in the mountains. Pasture. less than 10 minutes to the quaint mountain town of Hot Springs. Amazing property!**
Directions: **From Hot Springs take Hwy. 25-70 north to right on Paint Rock Rd. to left on Crossing Lane and then a right thru gate to property on left at sign.**

Listing Information

DOM: **483** CDOM: **483** Closed Dt:
UC Dt: DDP-End Date: Close Price: SLr Contr:
LTC:

Prepared By: Jill Warner

Land Property Photo Gallery
TBD Crossing Lane, Hot Springs NC 28743

MLS#: [3499363](#)

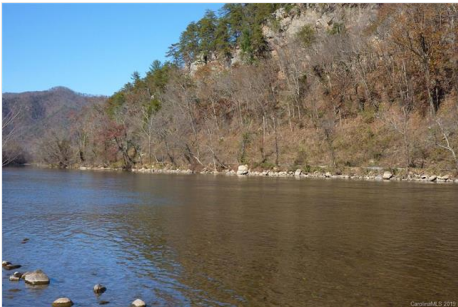
List Price: \$249,000



Your own private beach! View from across the river.

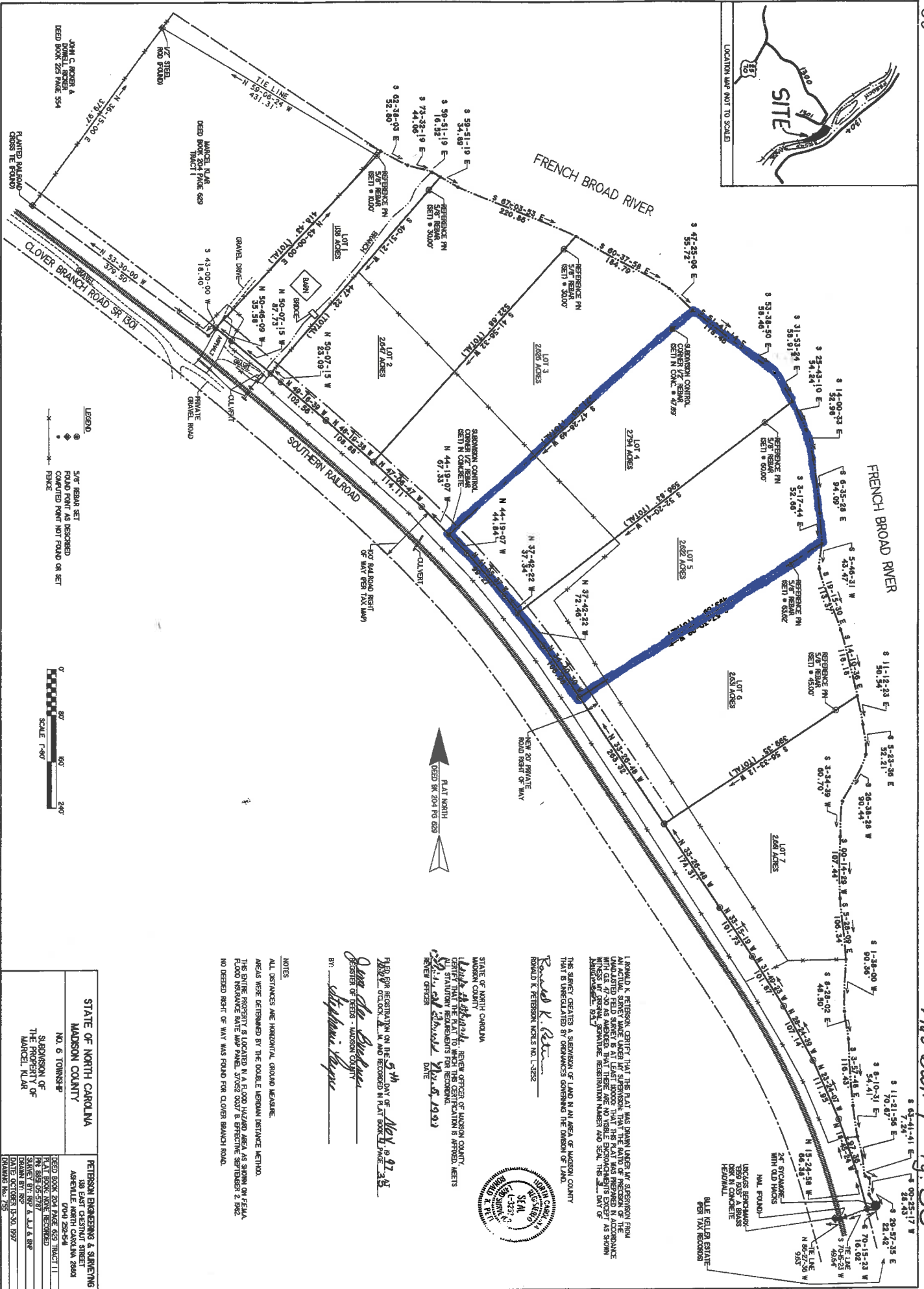
Close up of beach









[illegible]

L. L. Smith REVIEW OFFICER OF MADISON COUNTY,
STATE OF NORTH CAROLINA
MADISON COUNTY
L. L. Smith REVIEW OFFICER OF MADISON COUNTY,
STATE OF NORTH CAROLINA
MADISON COUNTY
ALL STATUTORY REQUIREMENTS FOR RECORDING.
Wm. S. 1993
REVIEW OFFICER DATE

FILED FOR REGISTRATION ON THE 5TH DAY OF May
1955 OIL ROCK, A. M. AND RECORDED IN PLAT BOOK
BY: *Gene A. Deeb*
REGISTER OF DEEDS - WADSWORTH COUNTY
Stephanie Taylor

ALL DISTANCES ARE HORIZONTAL, GROUND MEASURE. AREAS WERE DETERMINED BY THE DOUBLE MERIDIAN DISTANCE METHOD. THIS ENTIRE PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL 57055 0037 B, EFFECTIVE SEPTEMBER 2, 1993. NO DEEDED RIGHT-OF-WAY WAS FOUND FOR CLOVER BRANCH ROAD.

NO. 6 TOWNSHIP SUBDIVISION OF THE PROPERTY OF MARCEL, N.J.A.R.	PETSON ENGINEERING & SURVEYING 103 EAST CECILIAN STREET ABERNETHY, N.J. 08004 (609) 262-8444
DEED BOOK 504 PAGE 452 THBCT 11 PLAT BOOK 1000 RECORDED DEED BOOK 504 PAGE 452 THBCT 11 PLAT BOOK 1000 RECORDED DEED BOOK 504 PAGE 452 THBCT 11 PLAT BOOK 1000 RECORDED	DRAWN BY: RSP CHECKED BY: J.L. & J.L. & RSP DATE: 01/20/97 PLANNING No. 729

140 Health Care Lane
Marshall, NC 28753
704-649-3531

Property Owner: Ada Celeste Khoury Phone: _____

Property Address: _____ Date: 9/21/99

Location: 3370 to Point Rock road - lot 40

Subdivision: _____ Section: _____ Lot Number: _____

New Septic Tank System ☒ Tank Material: Concrete ☒ Other ☐ Manufacturer: Atm Liquid Capacity: 1000

Built In Place Tank: Material _____ Inside Dimensions: Length _____ Width _____ Liquid Depth _____ Liquid Capacity _____

Notification Field: Square Footage 1220 Lines 4 Length 100 Width 3 Depth of Gravel claystone

Other Type Disposal: _____

Repair To Existing System ☐ Existing Tank: Yes ☐ No ☐ Material: Concrete ☐ Block ☐ Other ☐ New Tank ☐ Gal. Liquid Capacity _____

Int. Field: Existing Square Footage _____ Square Footage Added _____ Total Sq. Footage _____ No. Lines _____ Length _____ Width _____

SYSTEM DESIGNED FOR:

Residence ☒ Bedrooms 5 Mobile Home ☐ Bedrooms _____ Other Establishment ☐ Type _____

Basement: Yes ☐ No ☐

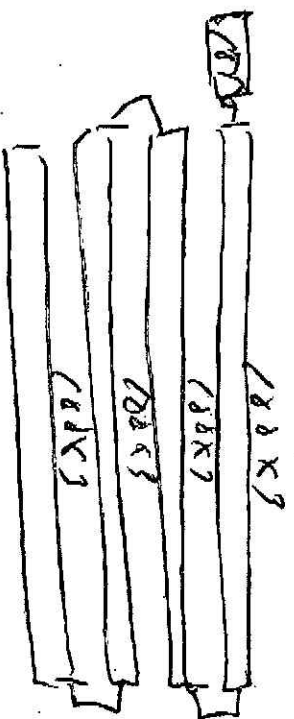
Nearest Distance To Water Supply 5500 Stream 5500 Foundation 4450 Property Line 2400 Installed By: D. Roberts

Remarks: _____

Approved: Yes ☒ No ☐ Sanitarian _____

Notice: This approval is issued subject to all the provisions of Rules and Regulations governing the design, installation, cleaning and use of sewage disposal systems in Madison County, Section 1900 of the North Carolina Administrative Code, and Chapter 130, Article 13E of the General Statutes of North Carolina. No person is permitted to make alterations in the design or use of this system other than its designated use without approval of an authorized sanitarian. This approval indicates that this system has been installed in compliance with the standards as set forth in the above regulations, but shall in no way be taken as a guarantee that the system will function satisfactorily for any given period of time.

Location? No?





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

Owner's Name(s): **Buck-O LLC**

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: Jennifer Flownoy DocuSigned by: **Buck-O LLC** Date 4/20/2019
F60E8A70A7794B8...

Owner Signature: _____ Date _____

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 _____