

Idyllic Cabin on 15+ Acres- Adjoins National Forest



***Offered for \$345,000
MLS#3685619***



- 15+ acres and a bold whitewater trout creek
- Comfortable log cabin with wood floors
- Great room with cathedral ceilings and stone fireplace
- Self-sustainable living with springs, amazing gardens, raised beds, fruit trees and berries
- Geothermal HVAC, solar supplemental power system
- Covered front porch. Decks. Shop/garden shed
- Large barn, meadows, and pasture

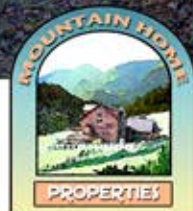
Come away to the peace and beauty of true sustainable mountain living!



Mountain Home Properties www.mountaindream.com

Contact: Steve DuBose - sdubose@mountaindream.com 828-622-3222

Cindy DuBose - cdubose@mountaindream.com cell 828-734-9158



Residential Property Client Full

2767 Meadow Fork Road, Hot Springs NC 28743-7883

MLS#: 3685619	Category: Single Family	Parcel ID 8747-53-9388
Status: Active	Tax Location: Madison	County: Madison
Subdivision: none	Tax Value: \$162,194	Zoning: R-A
Zoning Desc:		Deed Ref 532-672
Legal Desc: PB 3/452		Lot/Unit :
Approx Acres: 15.29	Approx Lot Dim:	
Lot Desc: Adjoins Nat/State Forest, Creekfront, Fruit Trees, Mountain View, Pasture, Rolling, Stream/Creek, Trees		Elevation 2500-3000 ft. Elev.



General Information

Type: **1.5 Story**
Style: **Cabin**
Construction Type: **Site Built**

HLA

Main: **775**
Upper: **165**
Third: **0**
Lower: **0**
Bsmnt: **0**
Above Grade: **940**
Total: **940**

Additional Sqft: **0**

Additional Information

Prop Fin: **Cash, Conventional**
Assumable: **No**
Ownership: **Seller owned for at least one year**
Special Conditions: **None**
Road Responsibility: **Publicly Maintained Road**

School Information

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

Bldg Information

Beds: **2**
Baths: **1/0**
Year Built: **1993**
New Const: **No**
Prop Compl Date:
Construct Status:
Builder:
Model:
Garage Sqft:

Recent: **11/21/2020 : NEWs : ->ACT**

Room Information

Room Level	Beds	Baths	Room Type
Main	1	1/0	Bathroom(s), Bedroom(s), Dining Area, Entry Hall, Great Room-Two Story, Kitchen, Laundry, Living Room, Master Bedroom
Upper	1	0/0	Bedroom(s)

2nd Living Quarters HLA: **0**

2nd LQ Unheated SqFt:

Features

Lake/Water Amenities: None	Parking: Parking Space - 3, None	Main Level Garage: No
Driveway: Gravel	Doors/Windows: g-Insulated Door(s), g-Insulated Windows	
Laundry: Main	Fixtures Exceptions: No	
Foundation: Crawl Space, g-Sealed Crawl Space		
Fireplaces: Yes, Living Room, Wood Burning, Woodstove		
Floors: Wood		
Equip: Dryer, Electric Range, Refrigerator, Washer		
Comm Features: Walking Trails		
Interior Feat: Cathedral Ceiling(s)		
Exterior Feat: Barn(s), Outbuilding, Shed(s), Tractor Shed, Wired Internet Available, Workshop		
Exterior Covering: Log, Wood		
Porch: Front	Roof: Metal	

Utilities

Sewer: Septic Installed	Water: Well Installed	Wtr Htr: Electric, Other
HVAC: Central Air, g-Geothermal, Heat Pump - AC, Heat Pump - Heat, Woodstove		
Subject To HOA: None	HOA Subj Dues:	
Proposed Spcl Assess: No	Confirm Spcl Assess: No	

Remarks

Public Remarks: **Idyllic log cabin sitting on 15 + acres and a bold whitewater trout creek. Adjoins National Forest. Self-sustainable living with springs, amazing gardens, raised beds, fruit trees and berries. Geo Thermal HVAC. Solar supplemental power system. Wired internet. Very comfortable log cabin living! Great room with cathedral ceilings and stone fireplace. Wood floors. Covered front porch. Decks. Shop/garden shed. Large barn, meadows and pasture. Come away to the peace and beauty of true sustainable mountain living!**

Directions: **From Hot Springs take hwy. 209 south to right on Meadow Fork Rd. Go almost 2.8 miles to drive on left. No drive bys.**

Listing Information

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

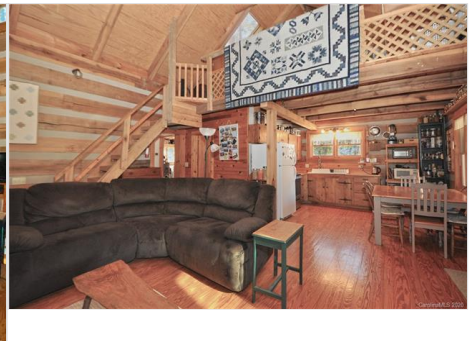
Prepared By: Cynthia DuBose

Residential Property Photo Gallery

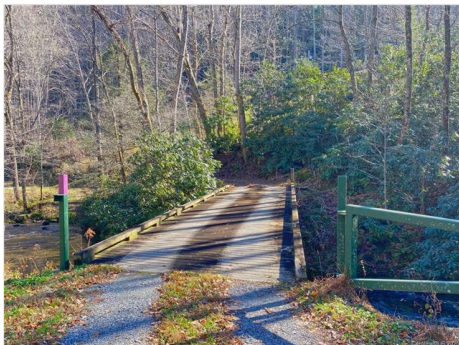
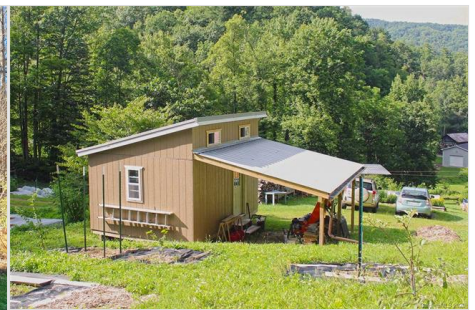
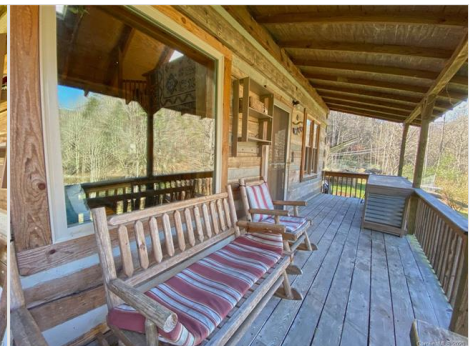
MLS: [3685619](#)

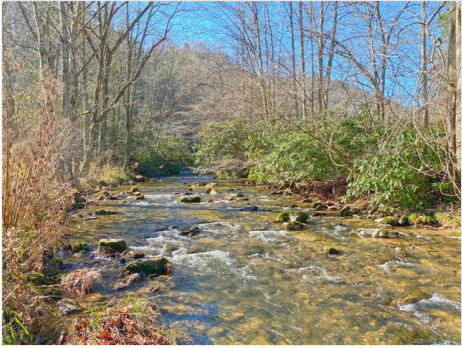
2767 Meadow Fork Road, Hot Springs NC 28743-7883

List Price: \$345,000

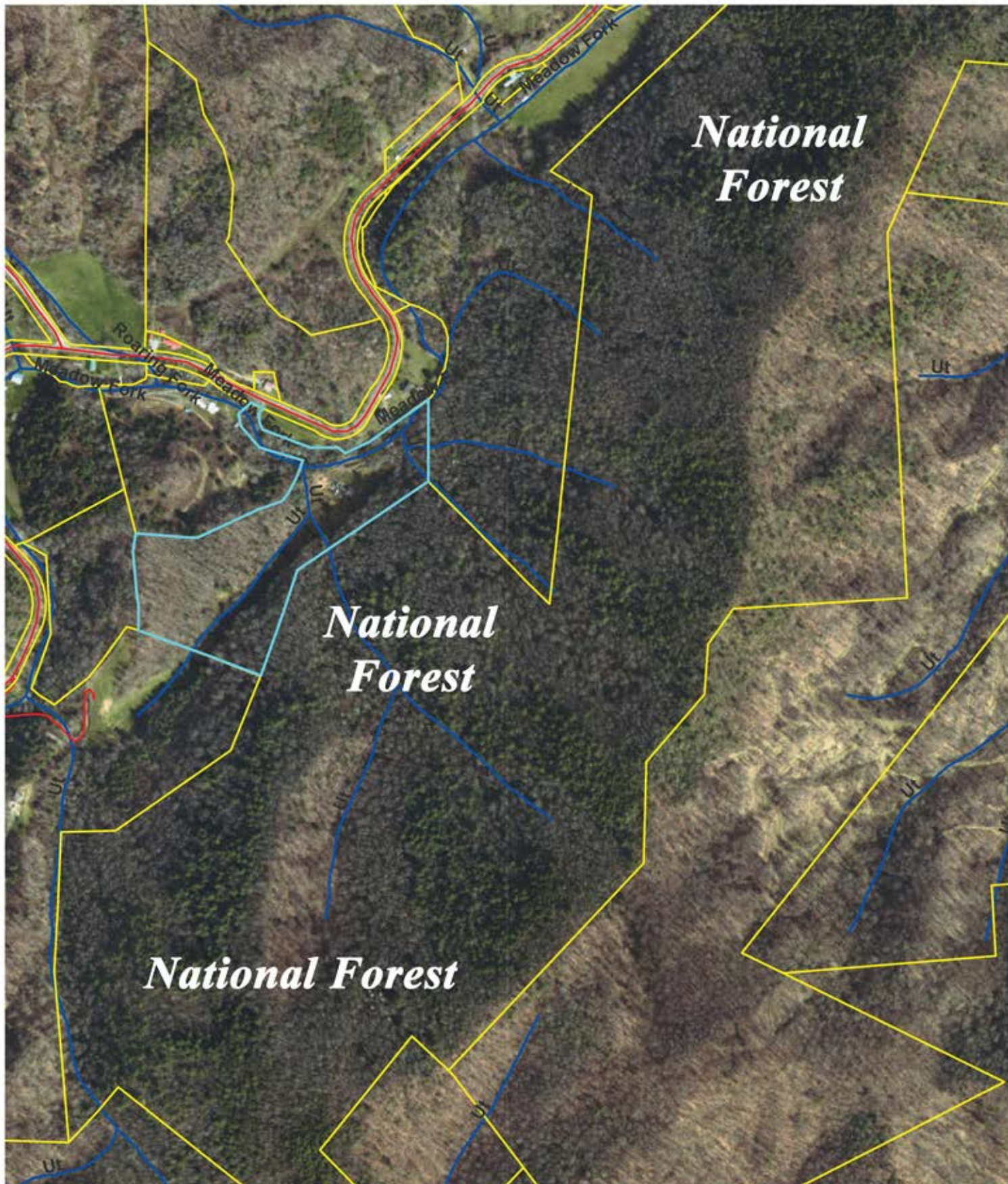








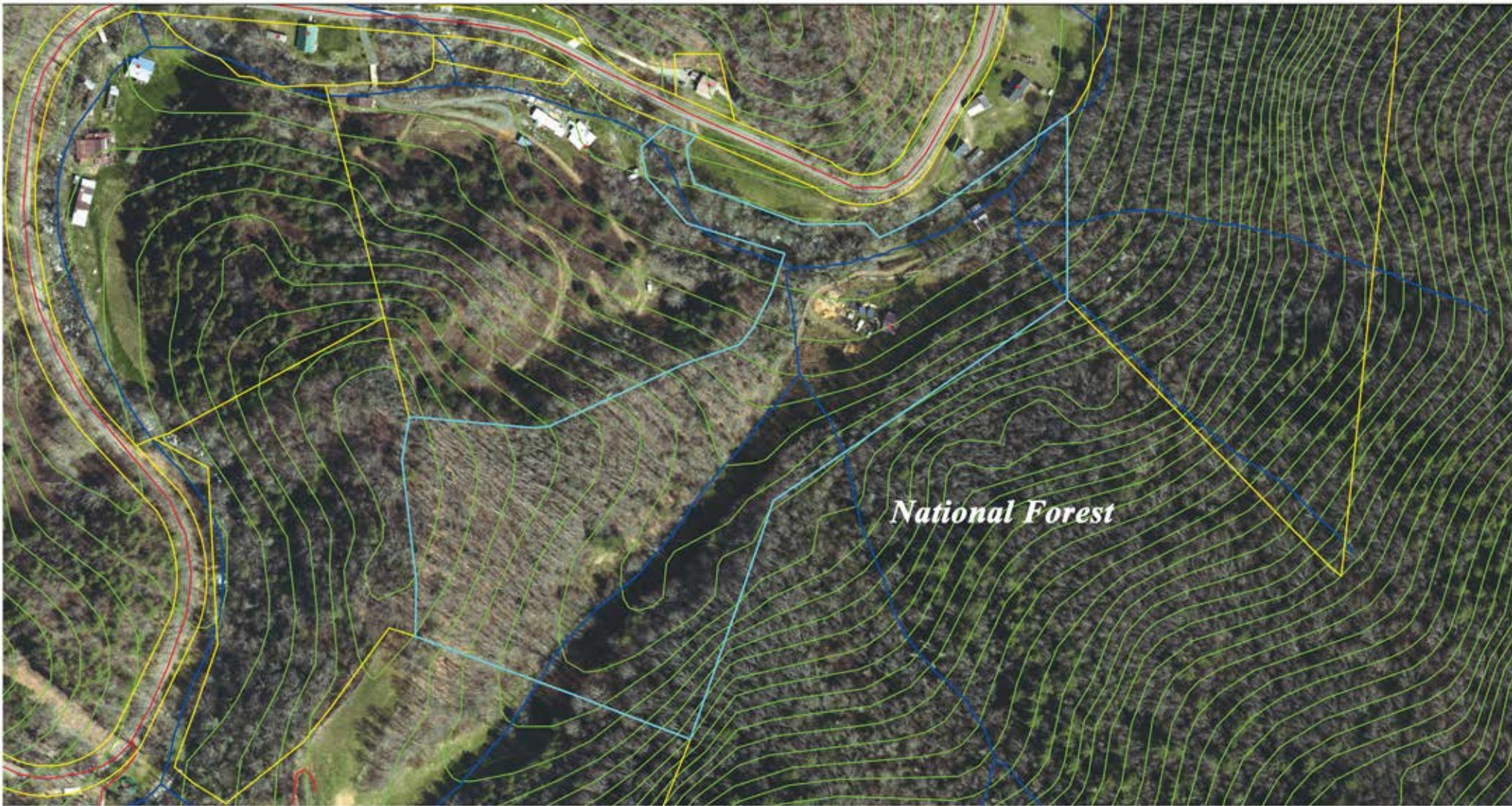
2767 Meadow Fork Rd.

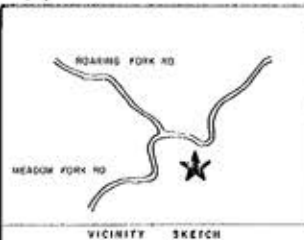


2767 Meadow Fork Rd.



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MEADOW FORK CREEK—
LIVE RUNS WITH CENTER

WILSON	PAYNE	PROPERTY
O.B. 89		Pg. 70
O.B. 80		Pg. 577

PROPOSED AGREEMENT LINE
BETWEEN ROY L. RUSSELL &
WILSON PAYNE

15.29 acres
BY COORDINATE COMPUTATION

S. R. 1175

FRISBEE	PROP.
D.B. 151	PG. 472

NOTE: POINT "A" CLOCKWISE TO POINT "B"
REPRESENTS PROPOSED AGREEMENT
LINE BETWEEN ROY L. RUSSELL &
GUENA P. FRISBEE, et al.

FRED TRANTHAM PROPERTY
0.8, 170 PG. 488
PARTIAL REFERENCE

PROPOSED AGREEMENT LINE
BETWEEN ROY L. RUSSELL, O
FRED TRANTHAM.

State of NORTH CAROLINA County of DUNCOMBE
I, Ida Louise L. Wynn (Pw), A NOTARY PUBLIC of said county and state
do hereby certify that David E. Summy personally appeared
before me this day and acknowledged the foregoing certificate.
Witness my hand and seal this 23 day of May, 1988
My commission expires 12-01-91 19

Jacqueline R. West COX NOTARY PUBLIC

NOTE: FOREST SERVICE MONUMENTS ARE CONCRETE WITH BRASS CAPS.

UNITED STATES FOREST SERVICE
SNAGGY POINT AREA TRACT 472 H 8
D. B. 62 INC. 76

LEGEND
I.P.S. = IRON PIPE SET (NO. 5 Rebar)
BRANCH
FENCE LINE

H. R. HAMILTON

NO. 8 TOWNSHIP FORMERLY NO. 13

MADISON COUNTY, N.C.

Scale 1" = 100'

Date 5-03-88

REF: D.B. 142 PG. 9 D.B. 86 PG. 44

BY: DAVID E. SUMMEY, R.L.S. L-2993
P.O. BOX 2613
ASHEVILLE, N.C. 28802 PH: 254-1405

JOB NO. 81 - C - 103

I, DAVID E. SUMMEY, REGISTERED LAND SURVEYOR, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION; THAT THE RATIO OF PRECISION IS 1:10,000, AND THAT THIS MAP CONFORMS TO GS 47-30 AS AMENDED.

WITNESS MY HAND AND SEAL THIS 29 DAY
OF MAY, 19 88

REGISTERED LAND SURVEYOR

State of North Carolina County of Mecklenburg
The foregoing certificate of James L. Smith is hereby
certified to be correct. Presented for registration and
recorded in this office in P.B. # P. 2 this 22 day
of July, 1927, at 3 o'clock p.m.
Register of Deeds James L. Smith
Notary

REVISED 5-20-88 DEB
REVISED 5-17-88 DE



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: **2767 Meadow Fork Rd, Hot Springs, 28743-7883**

Owner's Name(s): **David M. Byer , Betty Julia Dunajski**

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

DocuSigned by:
Owner Signature: David M. Byer **David M. Byer** Date 11/15/2020
Owner Signature: Betty Julia Dunajski **Betty Julia Dunajski** Date 11/15/2020

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

Byer