

12 Acres with Improvements - Close to Waynesville Country Club!



***Beautiful 12 acre parcel minutes from Waynesville Country Club.
Good building site with underground power. Great view! Quiet and Private***



***Offered for \$75,000
MLS#3444990***



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 Presidential Drive, Waynesville NC 28786

MLS#: 3444990	Category: Lots/Acres/Farms	Parcel ID: 8624-24-1328	List Price: \$75,000
Status: Active	Tax Location: Haywood	County: Haywood	
Subdivision: none	Tax Value: \$43,428	Zoning Desc: 965/1893	
Zoning: RES		Deed Reference: 965/1893	
Legal Desc: 8624-24-1328			
Elevation: 4000-4500 ft. Elev.			



General Information

Type: **Acreage**
 Can be Divided?: **No**
 \$/Acre: **\$6,250.00**

Land Information

Approx Acres: **12.00**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **0**
 Prop Foundation:
 Lot Desc: **Mountain View, Private, Sloping**

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: **Unspecified**
 Middle: **Unspecified**
 High: **Unspecified**

Utility/Plan Information

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

Access: **Gravel Road, Paved Road, Private Road** Street:
 Suitable Use: **Private Estate, Residential**

Association Information

Subject To HOA: **None** Subj to CCRs: **No** HOA Subj Dues:

Remarks

Public Remarks: **Beautiful 12 acre parcel minutes from Waynesville Country Club Good building site with underground power Great view! Quiet and Private**
 Directions: **Take Camp Creek Rd. to left on Wolf Pen rd. to right on Presidential dr. Go thru gates of Crestview Point and continue to top of mountain. Bear left onto gravel where Eric's Way turns right. Follow gravel for about 1/4 mile to property on left. The property begins after gravel drive turning left and going down hill. Continue past that point to where you can see home site on left. Bring maps with you from MLS.**

Listing Information

DOM: **848** CDOM: **848** Closed Dt:
 UC Dt: DDP-End Date: Close Price: Slr Contr:
 LTC:

Prepared By: Cynthia DuBose

Land Property Photo Gallery

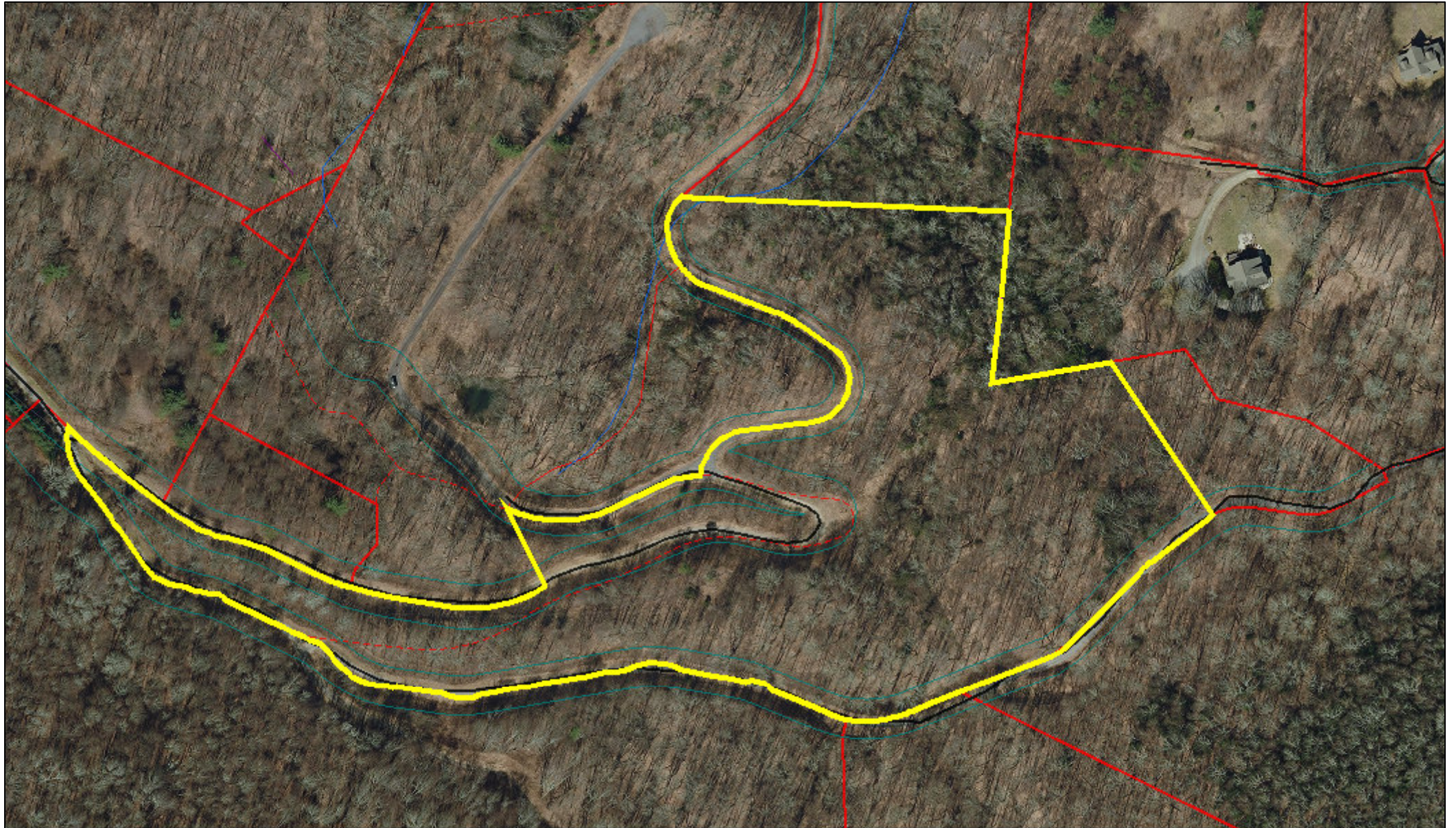
MLS#: [3444990](#)

TBD Presidential Drive, Waynesville NC 28786

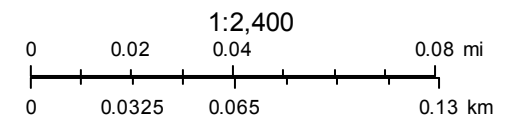
List Price: \$75,000



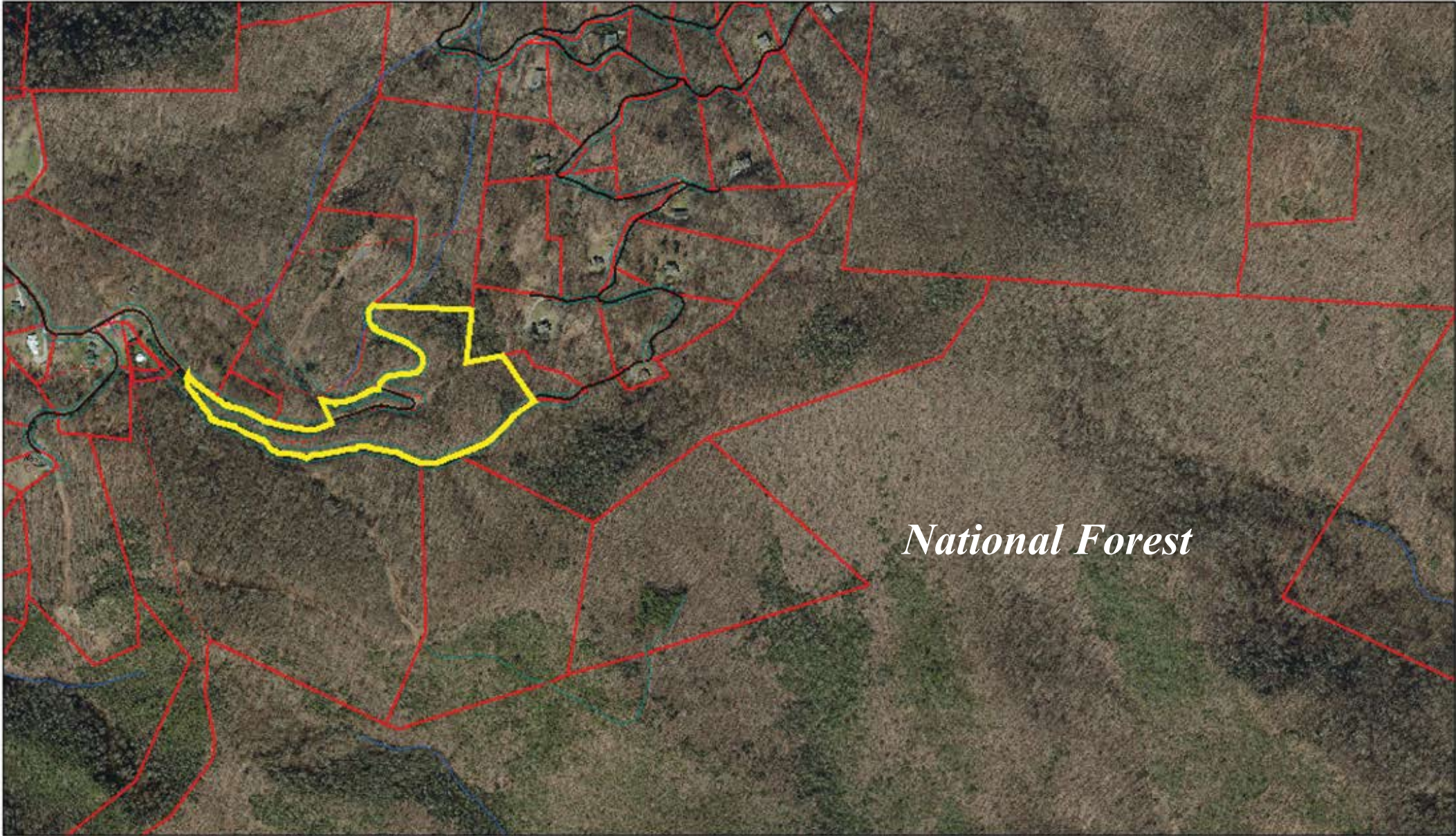
TBD Presidential Dr.



April 10, 2021

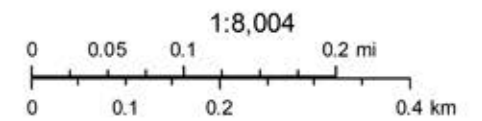


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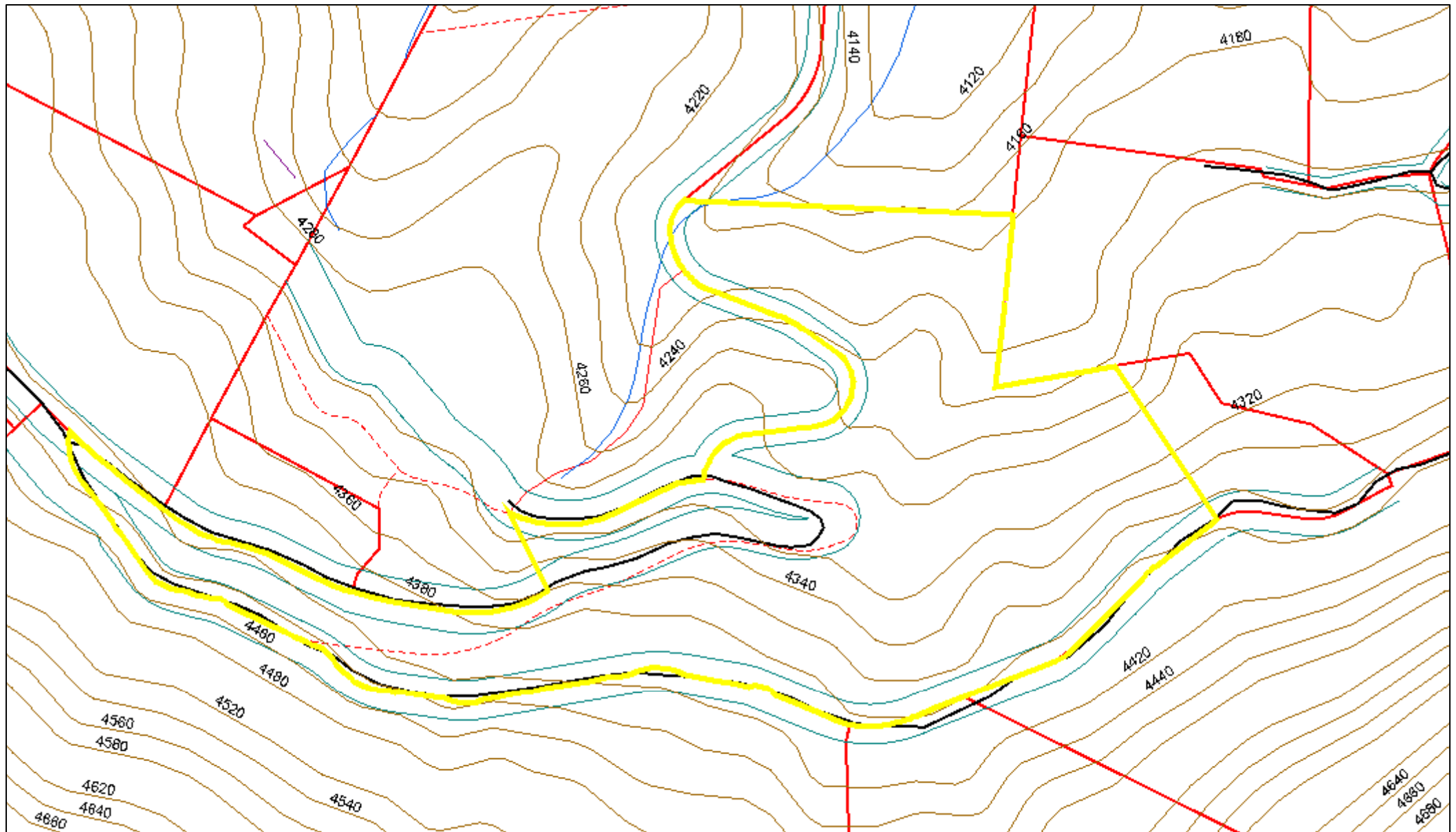


National Forest

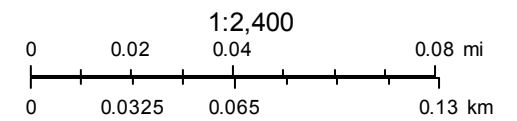
April 10, 2021



TBD Presidential Dr.



April 10, 2021



NO.	DATE	DESCRIPTION	BY	REVISIONS
1	03-10-2019	Initial Survey	R.M.O.	
2	03-10-2019	Final Survey	R.M.O.	

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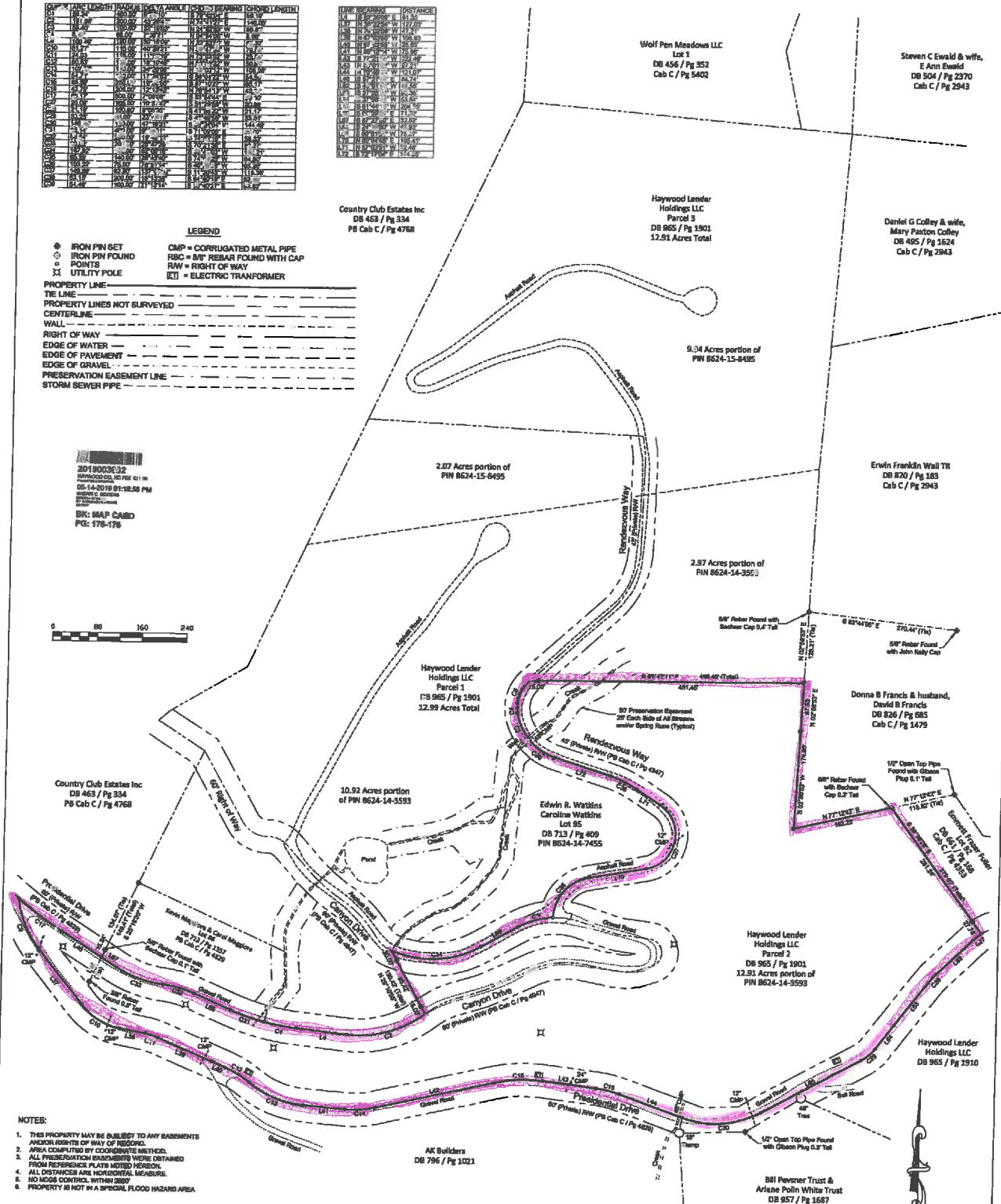
LEGEND

● IRON PIN SET
○ IRON PIN FOUND
● POINTS
X UTILITY POLE

— PROPERTY LINE
— THE LINE
— PROPERTY LINES NOT SURVEYED
— CENTERLINE
— WALL
— RIGHT OF WAY
— EDGE OF WATER
— EDGE OF PAVEMENT
— EDGE OF GRAVEL
— PRESERVATION EASEMENT LINE
— STORM SEWER PIPE

— CMP = CORRUGATED METAL PIPE
— RBC = 8" REBAR FOUND WITH CAP
— RW = RIGHT OF WAY
— ET = ELECTRIC TRANSFORMER

20190303-32
03-10-2019 01:18:28 PM
R.M.O.
PG: MAP CAMD
PG: 178-178



- NOTES:**
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
 - AREA COMPUTED BY COORDINATE METHOD.
 - ALL PRESERVATION EASEMENTS WERE OBTAINED FROM REFERENCE PLATS NOTED HEREON.
 - ALL DISTANCES ARE HORIZONTAL MEASURES.
 - NO MONUMENTS WERE FOUND.
 - PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

I, Richard M. Owens Jr., certify that this plat was drawn under my supervision (on from an actual survey made under my supervision) (based on description recorded in Book 965, page 1801, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from record information (note); that the ratio of precision or positional accuracy as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-40 as amended. Witness my original signature, license number and seal this 28th day of April, A.D., 2019.



Richard M. Owens Jr.
Richard M. Owens Jr., PLS
L-4686

State of North Carolina
County of Haywood
I, *Stephanie S. Perkins*, County Clerk of Haywood County, certify that this map or plat to which this certification is affixed meets all statutory requirements for recording for which the recorder official has responsibility as provided by law.
Stephanie S. Perkins
County Clerk
Date: 05/01/2019

Reference Plat:
Cab C / Pg 4768
Cab C / Pg 4947
Cab C / Pg 1479
Cab C / Pg 1524
Cab C / Pg 4383
Cab C / Pg 4928
Cab C / Pg 2943
Cab C / Pg 1738

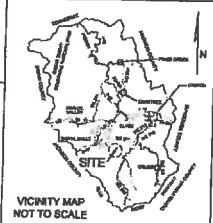
Clifford G. Sechewitz
Drawing Number CVP
01-604-Dated 12/15/05

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

SHEET 1 OF 1	OWNER OF RECORD Haywood Lenders Holdings, LLC	SURVEY FOR Ray Morris and wife, Brande Morris	DATE	DESCRIPTION	REVISIONS
	PROPERTY DESIGNATION PIN 8624-14-3593 PIN 8624-15-8495	Waynesville Township Haywood County, NC			
	SURVEY DATE: 03-10-2019	PROJECT NUMBER 18-1-240 PARCELS 2	DRAWN BY: JPK	APPROVED BY: RMO	DRAWING SCALE: 1"=80'



Owens Surveying
Richard M. Owens Jr., PLS
13 Forge Plaza
Wayneville, North Carolina
Telephone (828) 456-8500
owenssurveying@gmail.com





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.	☐	☒	

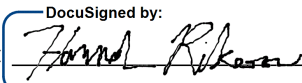
Note to Purchasers

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: **See property addendum, Waynesville, 28786**

Owner's Name(s): **Haywood Lender Holdings, 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:  Haywood Lender Holdings, LLC Date 3/8/2019
DocuSigned by: 1D78FE002D444B2...

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 _____