



***42+ Acres of Open Meadows and Woods
Private and Convenient Location!***



- *42+ acres of open meadows and woods*
- *Some of the best long range mountain views to be found*
- *Easy State road access!*
- *Shops, stores, galleries and restaurants nearby*
- *Only 10 minutes to Marshall, 35 min. to Asheville, 25 min. to Weaverville*
- *Well installed, and underground power installed throughout property*
- *Roads and drives in place and many spectacular home sites*
- *Privacy and peaceful location*
- *Close to whitewater sports and hiking*
- *Amazing opportunity for this most exclusive property!*

***Offered for \$499,000
MLS# 3744552***



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

21 Pointe Trail, Marshall, NC 28753

MLS#: **3744552**
Status: **Active**
Subdivision: **None**
Zoning: **R-A**
Legal Desc: **See Deed Description BK397 PG607**

Category: **Lots/Acres/Farms**
Tax Location: **Madison**
Tax Value: **\$152,451**

Parcel ID: **8796-06-6047**
County: **Madison**
Zoning Desc:
Deed Reference: **397/607**

List Price: **\$499,000**



General Information

Type: **Acreage**
Can be Divided?: **No**
\$/Acres: **\$11,880.95**

Land Information

Approx Acres: **42.00**
Acres Cleared:
Acres Wooded:
Approx Lot Dim:
Min Sqft To Build: **0**
Prop Foundation:
Lot Desc: **Long Range View, Mountain View, Pasture, Private, Rolling, Views**

Additional Information

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

School Information

Elem: **Brush Creek**
Middle: **Madison**
High: **Madison**

Utility/Plan Information

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

Recent: **10/27/2021 : DECR : \$577,500->\$499,000**

Features

Fixtures Exceptions: **No**
Access: **Gravel Road, State Road** Street: **Gravel**
Suitable Use: **Gardening, Pasture/Grazing, Private Estate, Recreational/2nd House, Residential**

Association Information

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

Remarks

Public Remarks: **42+ acres of open meadows and woods. Some of the best long range mountain views to be found and you have easy State road access! Only 10 minutes to Marshall, 35 minutes to Asheville, 25 minutes to Weaverville. Shops, stores, galleries and restaurants nearby. Underground power installed throughout property. Well is also installed. Roads and drives in place and many spectacular home sites. Privacy and peaceful location. Close to whitewater sports and hiking. Amazing opportunity for this most exclusive property!**
Directions: **From Asheville take I-26 to exit 19-A at Weaverville. Take Hwy. 25-70 to just past Marshall and turn left on Little Pine Rd. to right on Lower Paw Paw Rd. Property is 3/4 mile on left at Pointe Trail. The GPS systems are not picking up 21 Pointe Trail, use the address "1078 Lower Paw Paw Rd." to navigate. Pointe Trail is across the road from this address.**

Listing Information

DOM: **148** CDOM: **148** Closed Dt:
UC Dt: DDP-End Date: Close Price: Slr Contr:
LTC:

Prepared By: Cynthia DuBose

Land Property Photo Gallery

MLS#: [3744552](#)

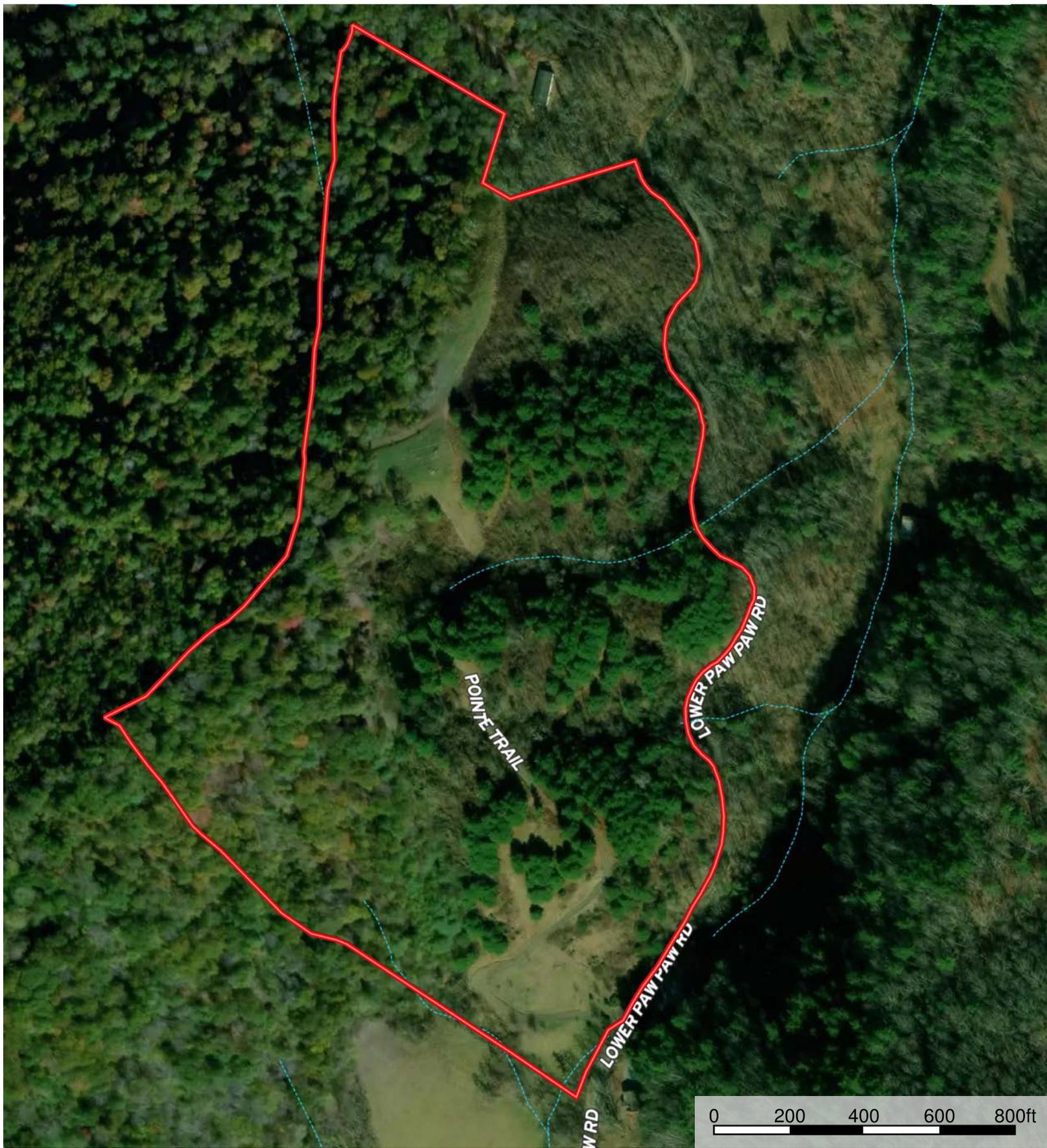
21 Pointe Trail, Marshall, NC 28753

List Price: \$499,000

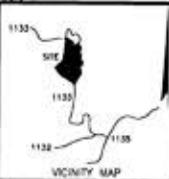


21 Pointe Trail

North Carolina, AC +/-



-  Boundary
-  Stream, Intermittent
-  River/Creek
-  Water Body



FILED IN MADISON COUNTY NC on
May 07 2007 at 09:18:09 AM
by Susan Kretzer
Register of Deeds

NORTH - DEED BOOK 232, PAGE 178

LEGEND

- ① 5/8" REBAR (FOUND)
- ② 1/2" REBAR (FOUND)
- ③ 1/2" REBAR WITH I.D. CAP (SET)
- ④ TREE (DIAMETER & SPECIES AS NOTED)
- FENCE POST
- UNMARKED POINT
- FENCE
- ▲ RIDGE

[Signature]
MADISON COUNTY ZONING OFFICER
for 2, 4, 6 cont. of 1st and 2nd
to section 18-204

Janice A. Reese REVIEW OFFICER OF MADISON COUNTY.
CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED
MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE 5-7-07

[Signature]
REVIEW OFFICER

I HEREBY CERTIFY TO THE FOLLOWING:

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

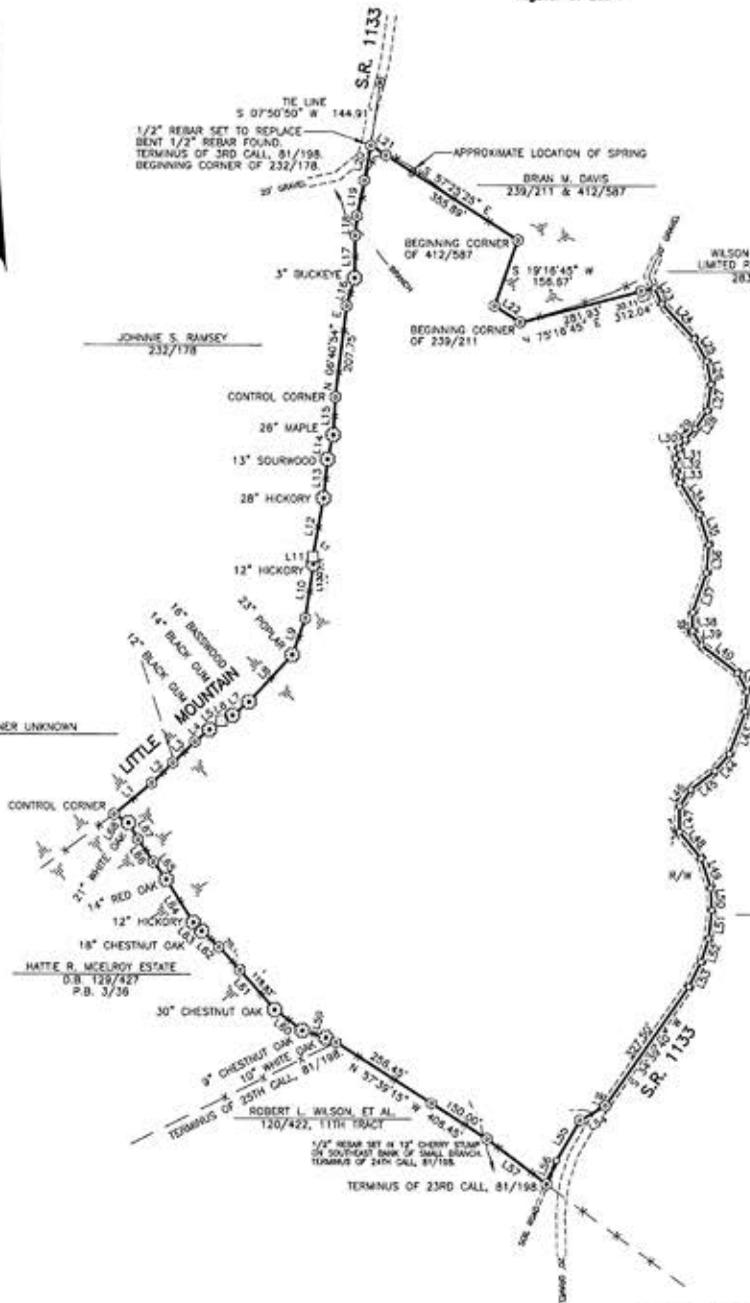


I, **BOBBY C. McMAHON** CERTIFY THAT THIS PLAN WAS DRAWN
UNDER MY DIRECT SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER
MY SUPERVISION, DEED DESCRIPTION RECORDED IN DEED BOOK 232,
PAGE 502, PLAT BOOK 5, PAGE 230, THAT THE BOUNDARIES
NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION
IN DEED BOOK , PAGE , THAT THE RATIO OF PRECISION AS
CALCULATED IS 1: 10,000; THAT THIS PLAN WAS PREPARED IN
ACCORDANCE WITH G.S. 47-30 AS AMENDED.
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL
THIS 4TH DAY OF MAY A.D. 2007.

SURVEYOR: *[Signature]*
REGISTRATION NUMBER: 2475

FILED FOR REGISTRATION ON THE 7 DAY OF May 2007
AT 9:48 O'CLOCK A.M. AND RECORDED IN Book 6 Page 182

[Signature]
REGISTER OF DEEDS MADISON COUNTY
BY DEPUTY



LINE	BEARING	DISTANCE
L1	N 50°08'48" E	110.13
L2	S 19°18'03" E	81.56
L3	N 43°39'27" E	58.28
L4	N 50°04'50" E	42.42
L5	N 52°54'19" E	33.75
L6	N 83°03'10" E	27.91
L7	N 49°55'31" E	47.81
L8	N 42°24'50" E	143.34
L9	N 18°17'03" E	81.56
L10	N 08°19'06" E	123.67
L11	N 04°11'12" W	17.01
L12	N 09°50'53" E	134.03
L13	N 05°25'23" E	88.46
L14	N 12°51'24" E	56.25
L15	N 03°07'59" E	66.51
L16	N 18°58'21" E	65.55
L17	N 00°41'58" E	95.58
L18	N 04°47'58" E	44.39
L19	N 10°54'15" E	81.71
L20	N 10°54'15" E	80.43
L21	E 87°35'58" E	40.36
L22	E 57°35" E	68.51
L23	S 25°41'44" E	30.38
L24	S 42°46'50" E	108.33
L25	S 28°39'26" E	57.30
L26	S 11°10'22" E	53.01
L27	S 08°07'10" W	59.10
L28	S 12°02'46" E	49.46
L29	S 43°45'51" W	32.76
L30	S 30°37'25" W	24.33
L31	S 18°15'58" W	24.41
L32	S 01°38'08" E	28.53
L33	S 21°11'59" E	27.96
L34	S 31°34'18" E	83.73
L35	S 17°07'24" E	72.12
L36	S 03°58'58" W	63.58
L37	S 18°52'22" W	94.67
L38	S 00°10'58" W	41.32
L39	S 31°17'57" E	38.32
L40	S 52°54'14" E	102.69
L41	S 27°20'58" E	47.05
L42	S 04°57'14" W	45.13
L43	S 20°08'27" E	103.28
L44	S 40°10'08" W	90.48
L45	S 51°55'50" W	68.39
L46	S 33°08'40" W	45.13
L47	S 02°40'27" W	57.21
L48	S 59°50'37" E	77.46
L49	S 18°08'45" E	70.21
L50	S 03°04'58" E	49.28
L51	S 00°41'22" W	64.84
L52	S 17°22'03" W	56.73
L53	S 25°35'35" W	82.26
L54	S 52°35'07" W	68.20
L55	S 37°07'32" W	104.45
L56	S 22°59'47" W	57.54
L57	N 53°28'50" W	167.93
L58	N 64°54'19" W	25.10
L59	N 73°24'37" W	56.34
L60	N 53°24'52" W	77.43
L61	N 41°39'00" W	189.02
L62	N 48°58'55" W	53.74
L63	N 44°21'57" W	27.22
L64	N 32°27'34" W	114.48
L65	N 37°10'33" W	48.85
L66	N 34°24'13" W	61.52
L67	N 29°55'50" W	43.14
L68	N 58°42'10" W	37.72

L69	N 74°42'17" W	49.80
L70	S 87°43'58" W	105.63
L71	S 83°43'01" W	71.34
L72	N 83°43'01" W	38.78
L73	N 49°02'17" W	82.27
L74	N 26°17'38" W	58.12
L75	N 27°19'03" E	27.18
L76	N 73°18'47" E	52.59
L77	N 80°43'12" E	48.63
L78	N 48°41'52" E	58.47
L79	N 54°32'01" E	101.29
L80	N 43°14'57" E	70.82
L81	N 02°58'59" E	48.26
L82	N 18°22'29" W	31.89
L83	N 42°14'01" W	23.89
L84	N 58°14'54" W	34.50
L85	N 82°53'52" W	38.35
L86	N 45°48'01" W	72.60
L87	N 38°02'02" W	111.65
L88	N 38°02'02" W	35.01
L89	N 18°10'12" W	36.06
L90	N 08°07'28" W	66.42
L91	N 37°58'11" W	60.42
L92	N 60°47'15" W	108.98
L93	S 83°41'09" W	33.73
L94	N 75°58'44" W	52.47
L95	N 21°27'33" W	39.80
L96	N 07°17'33" W	66.25
L97	N 28°18'13" W	84.22
L98	N 17°05'34" W	28.75
L99	N 02°06'08" E	47.32
L100	N 08°38'49" E	38.99
L101	N 18°58'13" E	76.83
L102	N 22°16'01" W	19.33
L103	N 49°52'25" W	61.21
L104	N 17°12'22" W	28.84
L105	N 44°59'02" E	28.00
L106	N 82°37'21" E	53.83
L107	N 78°04'57" E	54.87
L108	N 74°59'35" E	51.77
L109	N 60°32'29" E	61.58
L110	N 51°34'51" E	44.10
L111	N 21°50'18" E	27.94
L112	N 12°17'12" E	38.87
L113	N 05°02'28" E	54.25
L114	N 38°25'12" W	73.50
L115	N 28°37'00" W	140.38
L116	S 28°24'54" W	49.01
L117	S 07°17'53" W	27.32
L118	S 08°01'58" E	51.45
L119	S 01°20'50" W	48.53
L120	N 58°28'11" E	88.86
L121	N 38°18'31" E	24.87
L122	N 39°5'28" E	23.79
L123	N 83°50'45" E	25.95
L124	N 83°50'45" E	78.97
L125	N 83°50'45" E	35.00
L126	N 31°19'22" E	56.11
L127	N 31°19'22" E	23.57
L128	N 78°23'22" E	22.64
L129	N 78°23'22" E	22.44
L130	S 89°34'18" E	23.51
L131	S 89°34'18" E	23.51
L132	N 81°44'03" E	24.03
L133	N 81°44'03" E	35.20

P.L.N.	8798.00-18-0319
DEED BOOK	387/607
PLAT BOOK	5/830
OWNER	FRANTRIX, INC. 149 JUPITER STREET JUPITER, FL 33408

LITTLE PINE POINTE

NO. 1-2 TOWNSHIP
MADISON COUNTY
NORTH CAROLINA



SCALE: 1" = 800' DATE: APRIL 26, 2008
REVISED: MAY 4, 2007

McMAHAN & ASSOCIATES, P.A.
P.O. BOX 1296
WEAVERVILLE, N.C. 28787

828-645-5554
FAX: 828-645-3041

REVISED 5/24/07 TO ADD NEW LOTS AND ROADS.
NOTE: SUBJECT PROPERTY IS BENEFITED BY A
RIGHT OF WAY FOR UTILITIES RECORDED IN DEED
BOOK 412, PAGE 590.