

## 106+/- Acre Old Farm



- 106 acre old farm with gentle land that could be re-cleared for pasture.
- Beautiful woodland, creeks, and springs.
- Several great building sites.
- Trails and old farm roads throughout the property.
- Mountain views. Paved access. Power, phone & fiber internet!
- Near the National Forest and Appalachian Trail
- Lots of wildlife and natural beauty.
- Everything is ready to go for your retreat in the mountains!

Offered for \$319,000  
MLS# 3818968



**Mountain Home Properties** [www.mountaindream.com](http://www.mountaindream.com)  
Contact: Steve DuBose - [sdubose@mountaindream.com](mailto:sdubose@mountaindream.com) 828-622-3222  
Cindy DuBose - [cdubose@mountaindream.com](mailto:cdubose@mountaindream.com) cell 828-734-9158



## Land Property Client Full

### TBD Amos Creek Road, Marshall, NC 28753

MLS#: <b>3818968</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>portion of 9822-50-</b>	List Price: <b>\$319,000</b>
Status: <b>Active</b>	Tax Location: <b>Madison</b>	County: <b>Madison</b>	
Subdivision: <b>none</b>	Tax Value: <b>\$226,260</b>	Zoning Desc:	
Zoning: <b>R-A</b>		Deed Reference: <b>343-113</b>	
Legal Desc: <b>portion of PIN# 9822-50-3750</b>			
Elevation: <b>3000-3500 ft. Elev., 3500-4000 ft. Elev.</b>			



#### General Information

Type: **Acreage**  
 Can be Divided?: **No**  
 \$/Acres: **\$3,009.43**

#### Land Information

Approx Acres: **106.00**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim:  
 Min Sqft To Build: **0**  
 Prop Foundation:

#### Lot Desc:

**Mountain View, Paved Frontage, Private, Rolling, Stream/Creek, Trees, Views, Wooded**

#### Additional Information

Prop Fin:  
 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: **Spring , Other-see Media/**  
 Outbuildings: **No**  
 Dwellings: **No**  
 Bedrooms Septic:

Recent: **01/15/2022 : NEWS : ->ACT**

#### Features

Lake/Water Amenities: **Other - See Media/Remarks**

Fixtures Exceptions: **No**

Comm Features: **None**

Exterior Feat: **Wired Internet Available**

Access: **Paved Road, State Road**

Suitable Use: **Gardening, Private Estate, Recreational/2nd House, Residential**

Subject To HOA: **None**

Street: **Paved**

Subj to CCRs:

HOA Subj Dues:

#### Remarks

Public Remarks: **106 acres in private setting. Once an old farm, there is a lot of gentle land that could be re-cleared for pasture. Beautiful woodland. Creeks and springs. A number of great building sites. Trails and old farm roads throughout the property. Mountain Views. Easy paved access. Power, phone and fiber internet on the property! Near the National Forest and the Appalachian Trail. Lots of wildlife and natural beauty! Everything is ready to go for your retreat in the mountains!**

Directions: **From I-26 at Weaverville take Hwy 25-70 to Marshall. Take a right on Walnut Creek Rd. to left on Big Laurel Rd. Take a right on Spillcorn Rd. to right on Amos Creek Rd. The property is 1 mile up on right. There is a driveway on right and a gate. It is not locked.**

#### Listing Information

DOM: <b>3</b>	CDOM: <b>3</b>	Closed Dt:	Slr Contr:
UC Dt:	DDP-End Date:	Close Price:	LTC:

Prepared By: Jill Warner

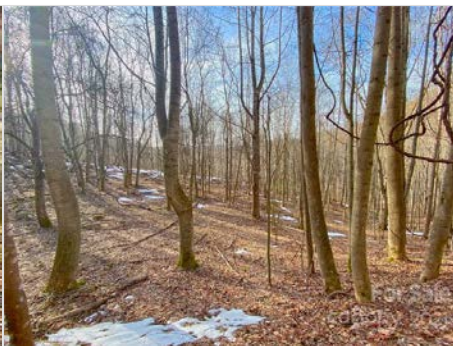
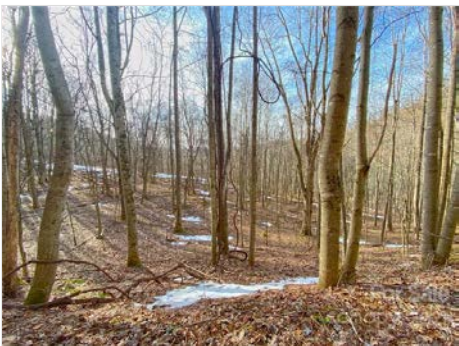


## Land Property Photo Gallery

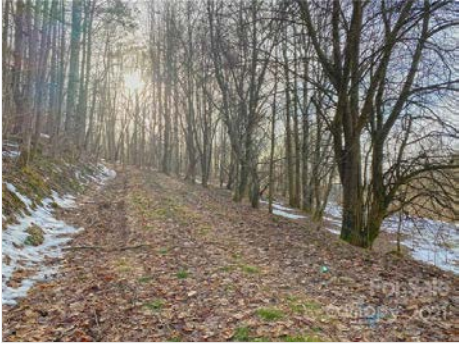
MLS#: [3818968](#)

TBD Amos Creek Road, Marshall, NC 28753

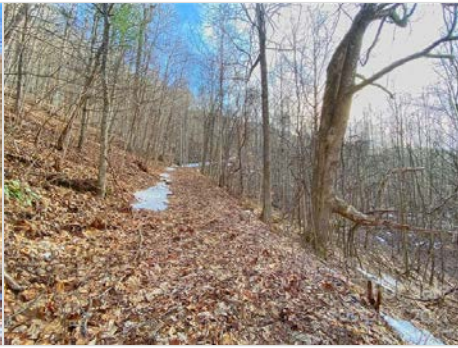
List Price: \$319,000





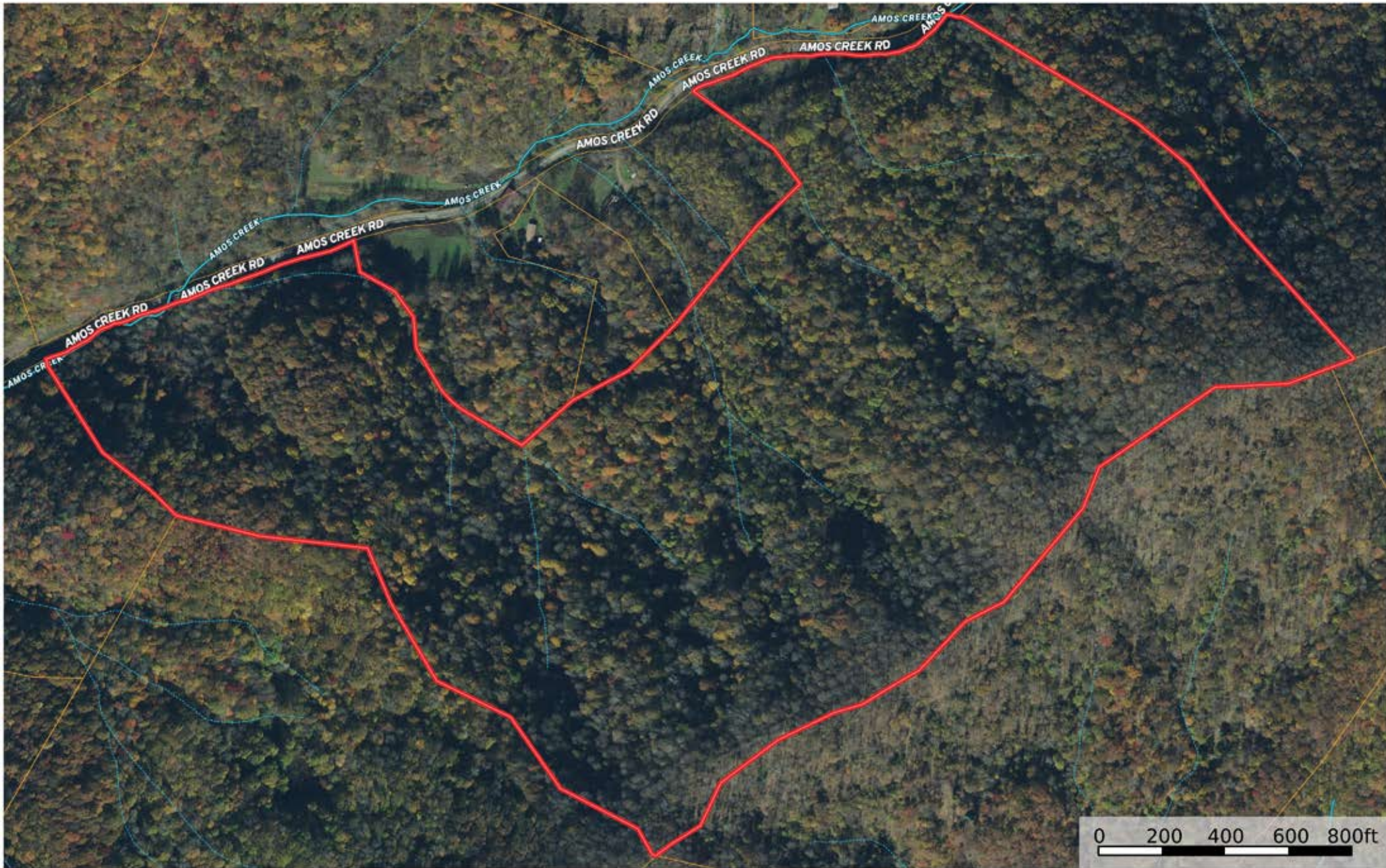




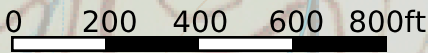
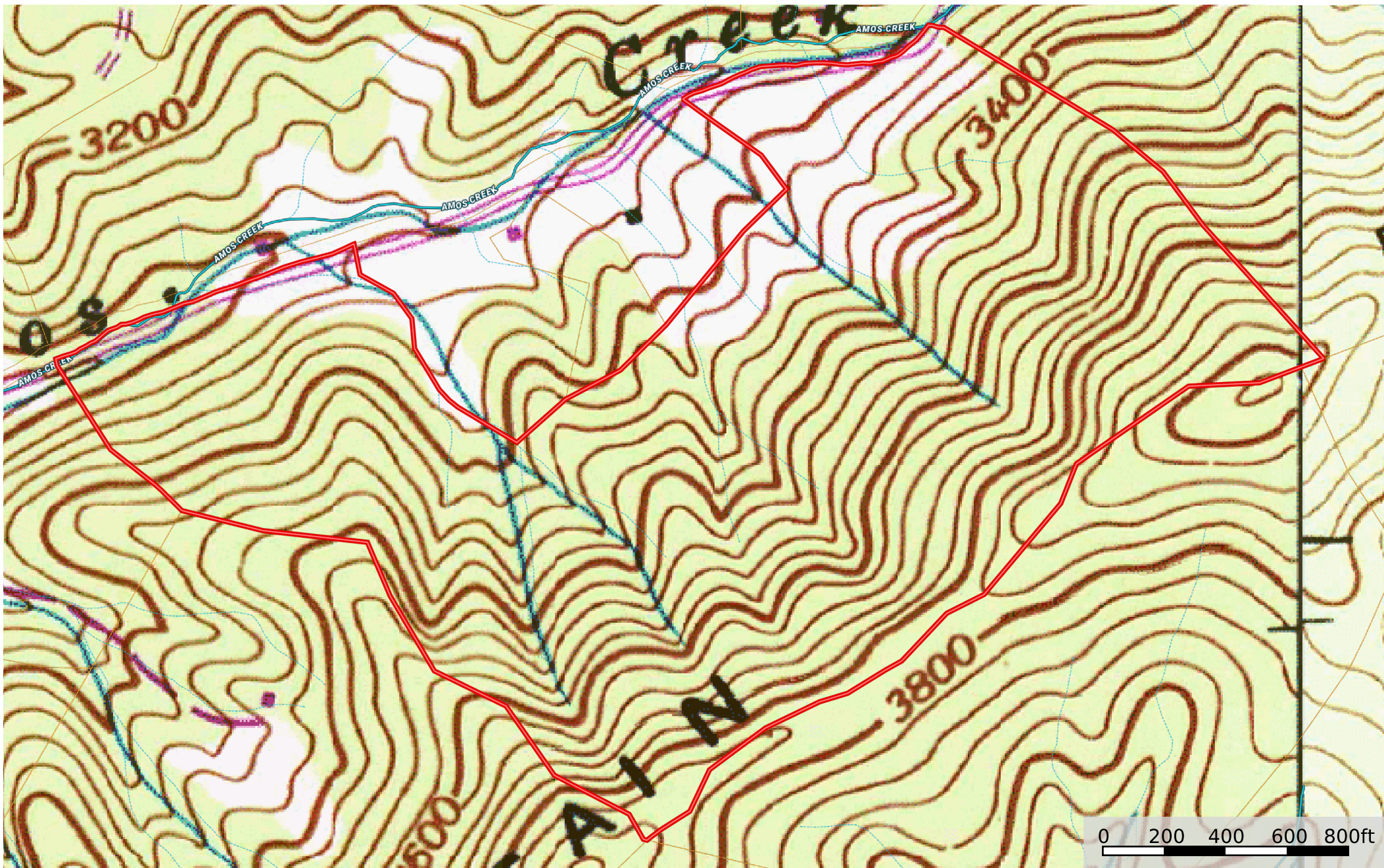




Bill Phillips Amos Creek Rd  
North Carolina, AC +/-







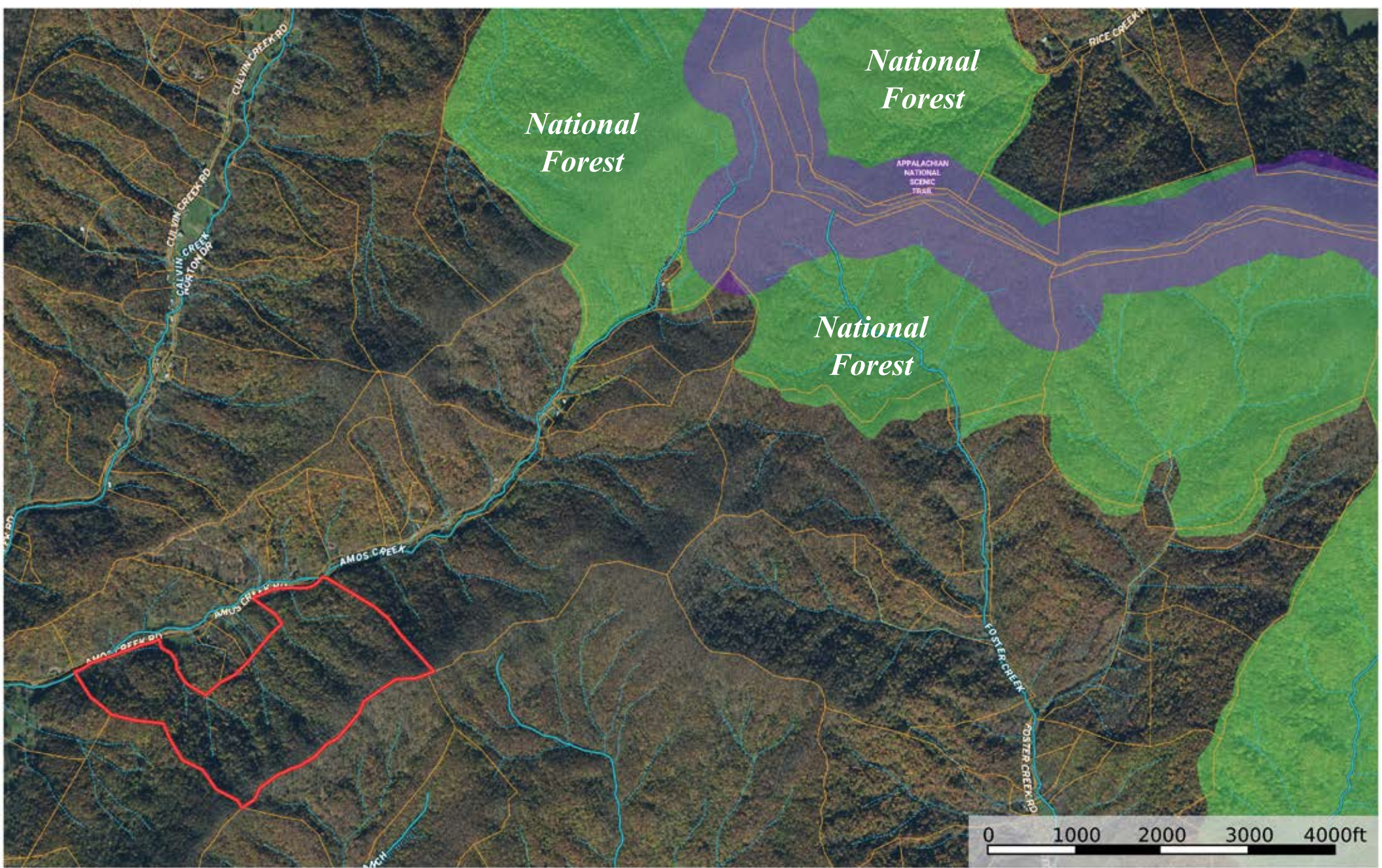
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservation
- Stream, Intermittent
- River/Creek
- Water Body



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



Bill Phillips Amos Creek Rd  
North Carolina, AC +/-



0 1000 2000 3000 4000ft

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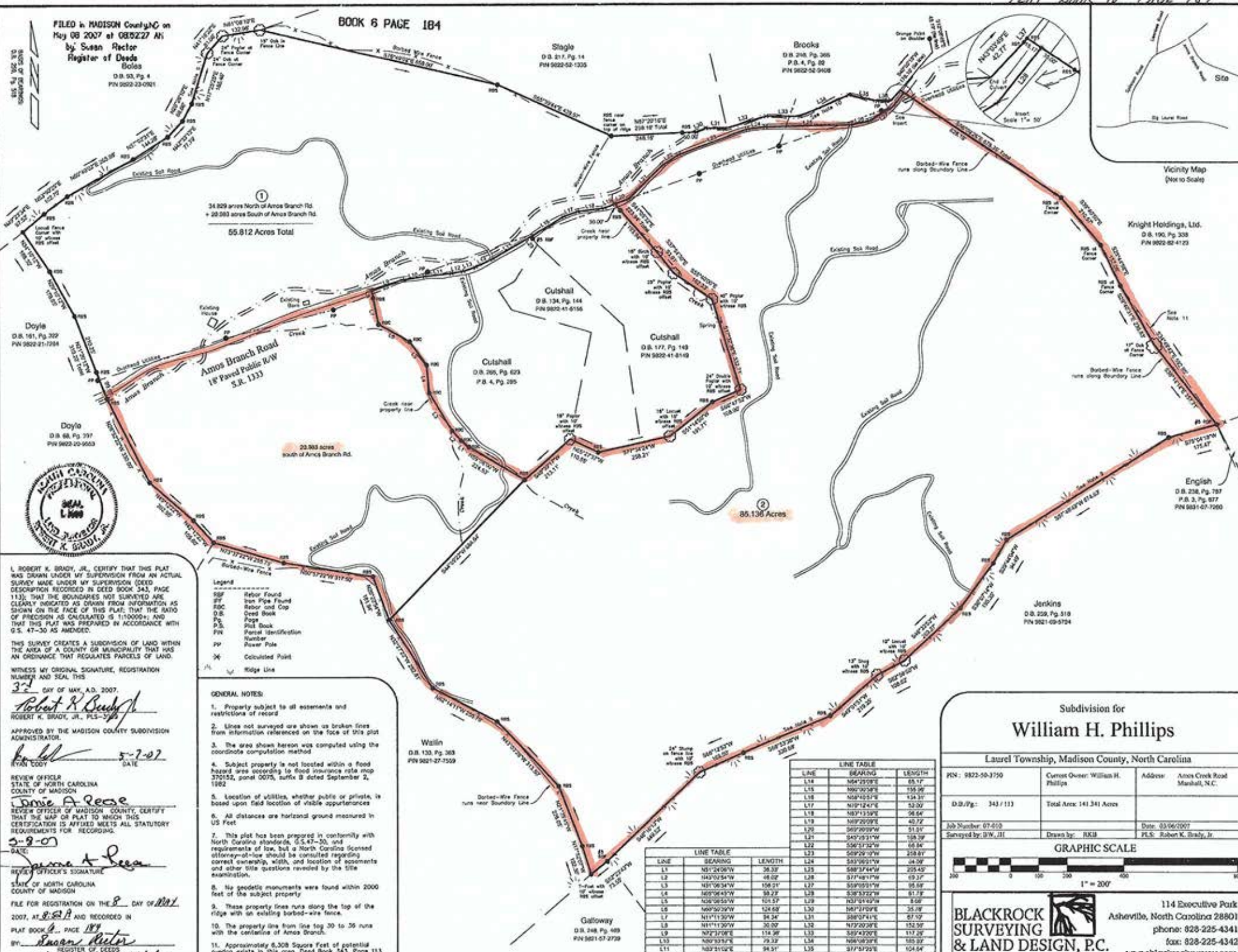


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FILED in MADISON County NC on  
May 08 2007 at 08:52:27 AM  
by Susan Rector  
Register of Deeds  
Bates  
D.B. 53, Pg. 4  
PIN 9822-23-0761

BOOK 6 PAGE 184



Vicinity Map  
(Not to Scale)

Knight Holdings, Ltd.  
D.B. 190, Pg. 338  
PIN 9822-02-4123

English  
D.B. 238, Pg. 787  
P.B. 3, Pg. 877  
PIN 9821-07-7500

Jenkins  
D.B. 228, Pg. 518  
PIN 9821-09-5754

Gateway  
D.B. 248, Pg. 489  
PIN 9821-07-2729

Legend  
RFB Rebar Found  
RFP Iron Pipe Found  
RBC Rebar and Cap  
D.B. Deed Book  
P.B. Plat Book  
PIN Parcel Identification Number  
PP Power Pole  
PC Calculated Point  
ML Ridge Line

GENERAL NOTES:

1. Property subject to all easements and restrictions of record
2. Lines not surveyed are shown as broken lines from information referenced on the face of this plat
3. The area shown hereon was computed using the coordinate computation method
4. Subject property is not located within a flood hazard area according to flood insurance rate map 370153, panel 0075, suffix B dated September 2, 1982
5. Location of utilities, whether public or private, is based upon field location of visible appurtenances
6. All distances are horizontal ground measured in US Feet
7. This plat has been prepared in conformity with North Carolina standards, G.S. 47-30, and requirements of law, but a North Carolina licensed surveyor-at-law should be consulted regarding correct easements, width, and location of easements and other title questions revealed by the title examination.
8. No geodetic monuments were found within 2000 feet of the subject property
9. These property lines run along the top of the ridge with an existing barbed-wire fence.
10. The property line from line 30 to 35 runs with the centerline of Amos Branch.
11. Approximately 6,508 Square Feet of potential overlap exists in this area. Deed Book 243, Page 113 calls for a straight line. Paralle evidence suggests the correct line lies with the existing fence.

I, ROBERT K. BRADY, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 343, PAGE 113); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SHOWN FROM INFORMATION AS SHOWN ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1/100000+; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

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

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS

3-2-07 DAY OF MAY, A.D. 2007.

*Robert K. Brady, Jr.*  
ROBERT K. BRADY, JR., PLS-5742

APPROVED BY THE MADISON COUNTY SUBDIVISION ADMINISTRATOR

5-2-07 DATE

REVIEW OFFICER  
STATE OF NORTH CAROLINA  
COUNTY OF MADISON

*Donna A. Reese*  
DONNA A. REESE  
REVIEW OFFICER OF MADISON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

3-2-07 DATE

*Donna A. Reese*  
DONNA A. REESE  
REVIEW OFFICER'S SIGNATURE

STATE OF NORTH CAROLINA  
COUNTY OF MADISON

FILE FOR REGISTRATION ON THE 8 DAY OF MAY 2007, AT 8:52:27 AM AND RECORDED IN PLAT BOOK 6, PAGE 184

BY: *Susan Rector*  
SUSAN RECTOR  
REGISTER OF DEEDS

BY: *Sharon L. Middleton*  
SHARON L. MIDDLETON

LINE	BEARING	LENGTH
L14	N64°23'00"E	65.17'
L15	N69°30'30"E	138.36'
L16	N58°10'55"E	124.31'
L17	N59°12'47"E	52.30'
L18	N63°13'50"E	26.64'
L19	N69°20'00"E	40.72'
L20	S69°20'00"W	51.31'
L21	S40°33'31"W	158.39'
L22	S56°17'32"W	155.34'
L23	S50°20'30"W	258.87'
L24	S63°50'21"W	48.59'
L25	S68°34'44"W	205.45'
L26	S71°48'17"W	69.31'
L27	S50°03'17"W	85.55'
L28	S38°32'27"W	61.12'
L29	N63°10'51"W	8.08'
L30	N61°21'00"E	35.18'
L31	S68°04'16"E	67.12'
L32	N11°11'30"W	32.50'
L33	N12°27'00"E	114.36'
L34	N68°08'00"E	105.07'
L35	N63°10'51"W	104.84'
L36	S17°51'22"E	104.84'
L37	N67°22'00"E	18.42'

LINE	BEARING	LENGTH
L1	N51°24'00"W	36.33'
L2	N43°02'54"W	48.02'
L3	N51°06'34"W	158.21'
L4	N59°04'10"W	59.72'
L5	N26°05'50"W	101.57'
L6	N69°30'30"W	124.68'
L7	N11°11'30"W	34.34'
L8	N11°11'30"W	30.50'
L9	N12°27'00"E	114.36'
L10	N68°08'00"E	79.33'
L11	N63°10'51"E	84.31'
L12	N67°22'00"E	40.29'

Subdivision for  
**William H. Phillips**  
Laurel Township, Madison County, North Carolina

PIN: 9822-50-3750	Current Owner: William H. Phillips	Address: Amos Creek Road Marshall, N.C.
D.B./Pg.: 343 / 113	Total Area: 141.341 Acres	
Job Number: 07-010	Drawn by: RKB	Date: 03/06/2007
Surveyed by: B.W., III	PLS: Robert K. Brady, Jr.	

GRAPHIC SCALE  
1" = 200'

**BLACKROCK SURVEYING & LAND DESIGN, P.C.**  
114 Executive Park  
Asheville, North Carolina 28801  
phone: 828-225-4341  
fax: 828-225-4342  
www.blackrocksurvey.com