

71 Acres with a Beautiful Creek in a Private Setting

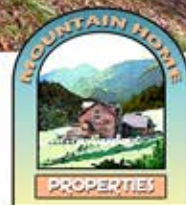


- 71-acre old farm in Marshall with cleared bottom land for pasture or gardens
- A lot of gentle land that was once open pasture, could be re-cleared!
- Old house and barns on property show history of the property and being sold "as is"
- Beautiful woodland. Creeks and springs. Mountain views.
- Trails and old farm roads throughout the property
- Several great building sites. Paved access. Power, phone, and fiber internet!
- Near the National Forest and the Appalachian Trail.
- Lots of wildlife and natural beauty!
- Everything is ready to go for your retreat/homestead farm in the mountains!

Offered for \$285,000
MLS#3819349



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

575 Amos Creek Road, Marshall, NC 28753

MLS#: 3819349	Category: Lots/Acres/Farms	Parcel ID: 9822-53-5068, +1	List Price: \$285,000
Status: Active	Tax Location: Madison	County: Madison	
Subdivision: none	Tax Value: \$220,943	Zoning Desc:	
Zoning: RA		Deed Reference: 343/113, 670/293	
Legal Desc: 71 acres 9822-53-5068 portion of 9822-50-3750			
Elevation: 2500-3000 ft. Elev., 3000-3500 ft. Elev.			



General Information

Type: **Acreage**
 Can be Divided?: **No**
 \$/Acres: **\$4,014.08**

Land Information

Approx Acres: **71.00**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **0**
 Prop Foundation:

Lot Desc:

Creekfront, Mountain View, Pasture, Paved Frontage, Private, Stream/Creek

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**
 Additional Parcels: **portion of 9822-50-3750**

School Information

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

Utility/Plan Information

Sewer: **Septic Needed**
 Water: **Spring , Well Needed**
 Outbuildings: **Yes**
 Dwellings: **No**
 Bedrooms Septic:

Features

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

Fixtures Exceptions: **No**

Comm Features: **Walking Trails**

Exterior Feat: **Barn(s), Wired Internet Available**

Access: **Paved Road, State Road**

Improvements: **Barn, House-As Is**

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

Subject To HOA: **None**

Street: **Paved**

Subj to CCRs:

HOA Subj Dues:

Remarks

Public Remarks: 71 acres with a beautiful creek in private setting. Once an old farm, there is cleared bottom land for pasture or gardens. Also, there is a lot of gentle land that was once open pasture which could be re-cleared for additional pasture. Old house and barns on property show history of the property but are dilapidated and "as is". 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/homestead farm 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 about 3/4 mile up on left. There is a driveway on left at old house and another further on left into the field by creek.

Listing Information

DOM: 23	CDOM: 23	Closed Dt:	Slr Contr:
UC Dt:	DDP-End Date:	Close Price:	LTC:

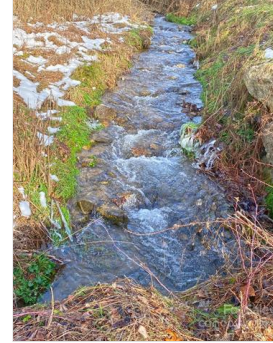
Prepared By: Cynthia DuBose

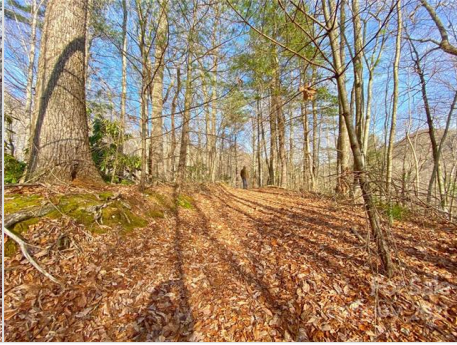
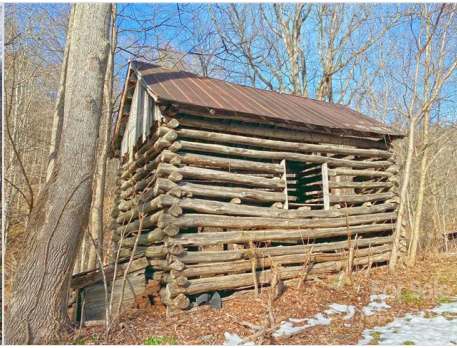
Land Property Photo Gallery

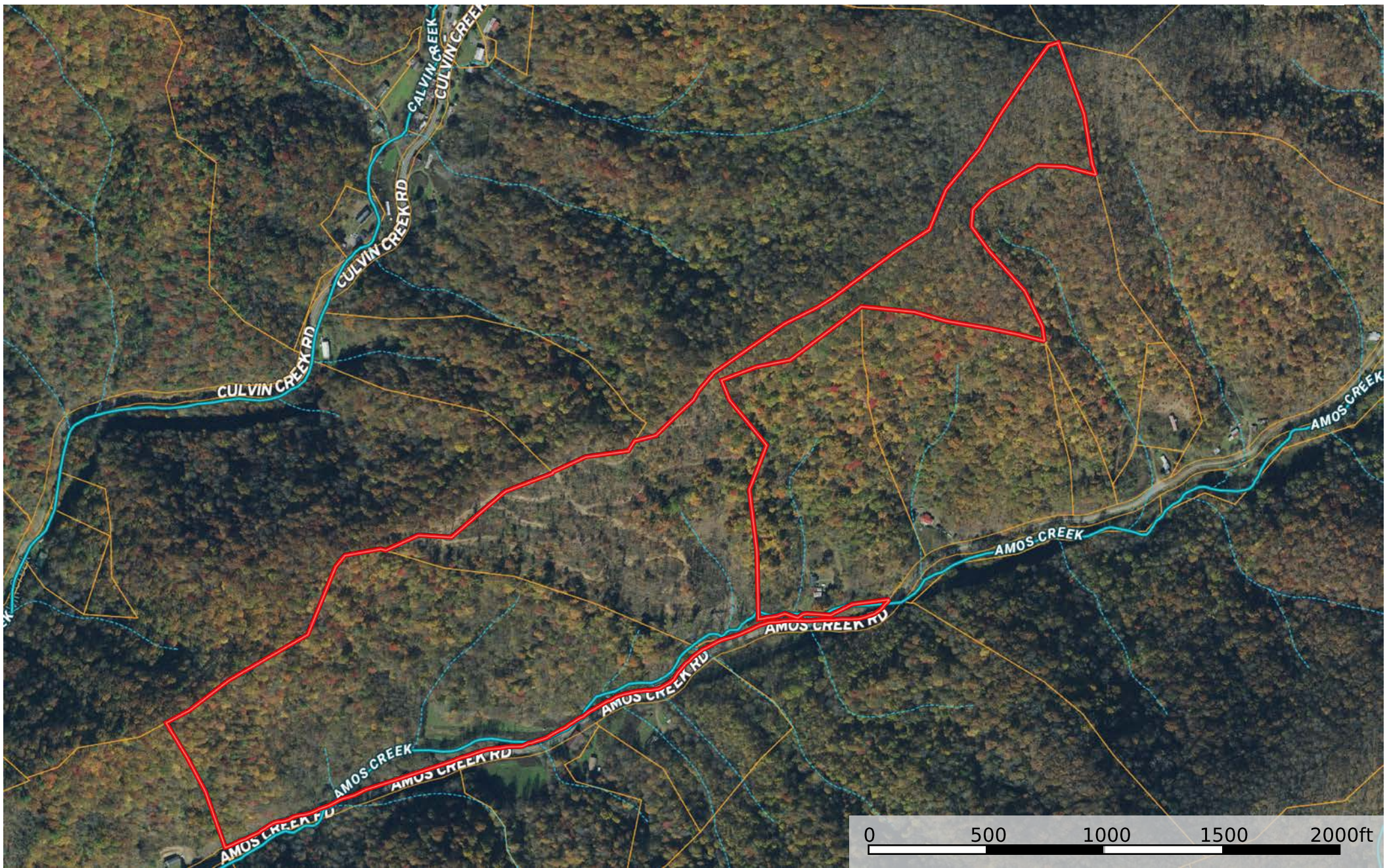
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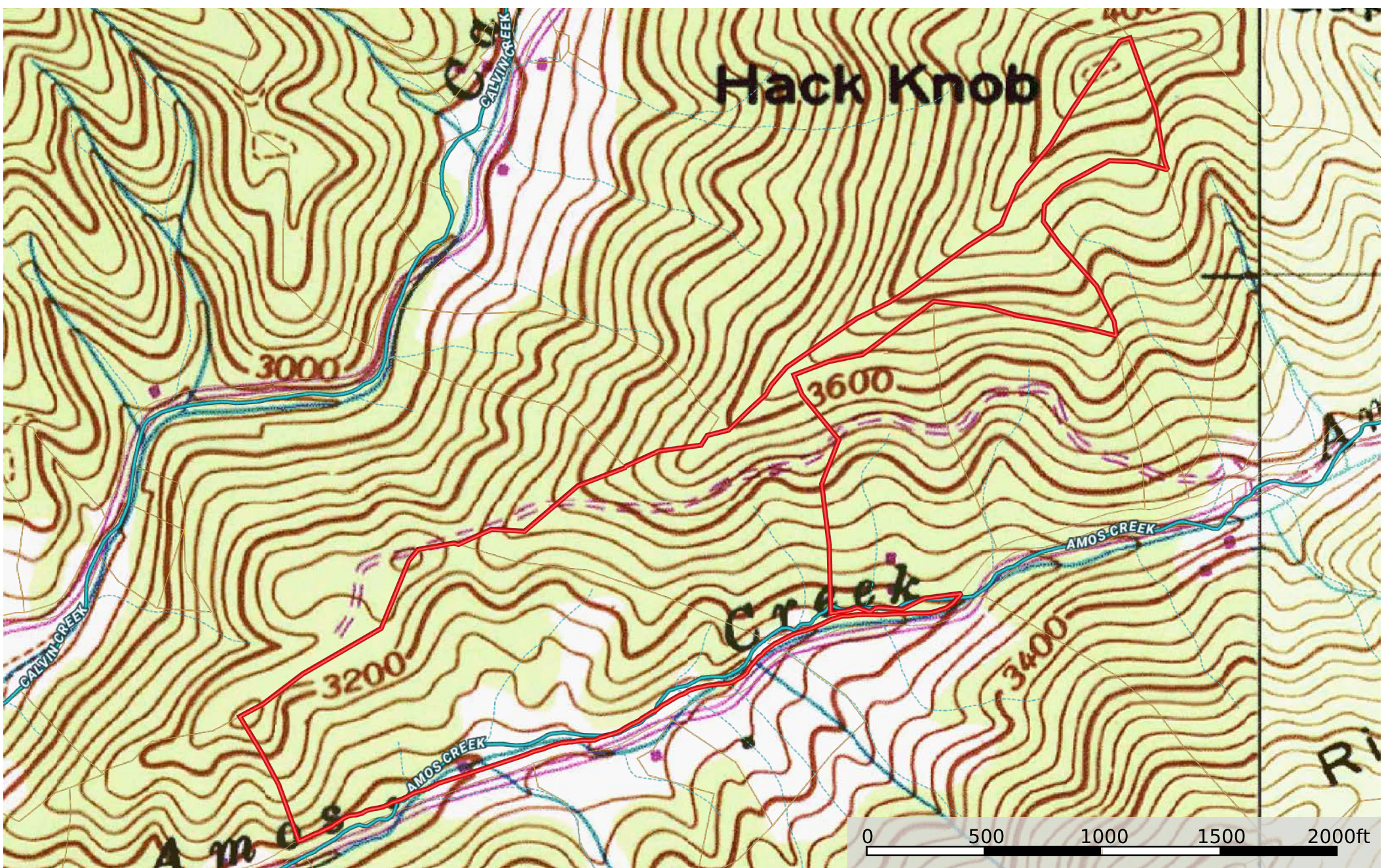
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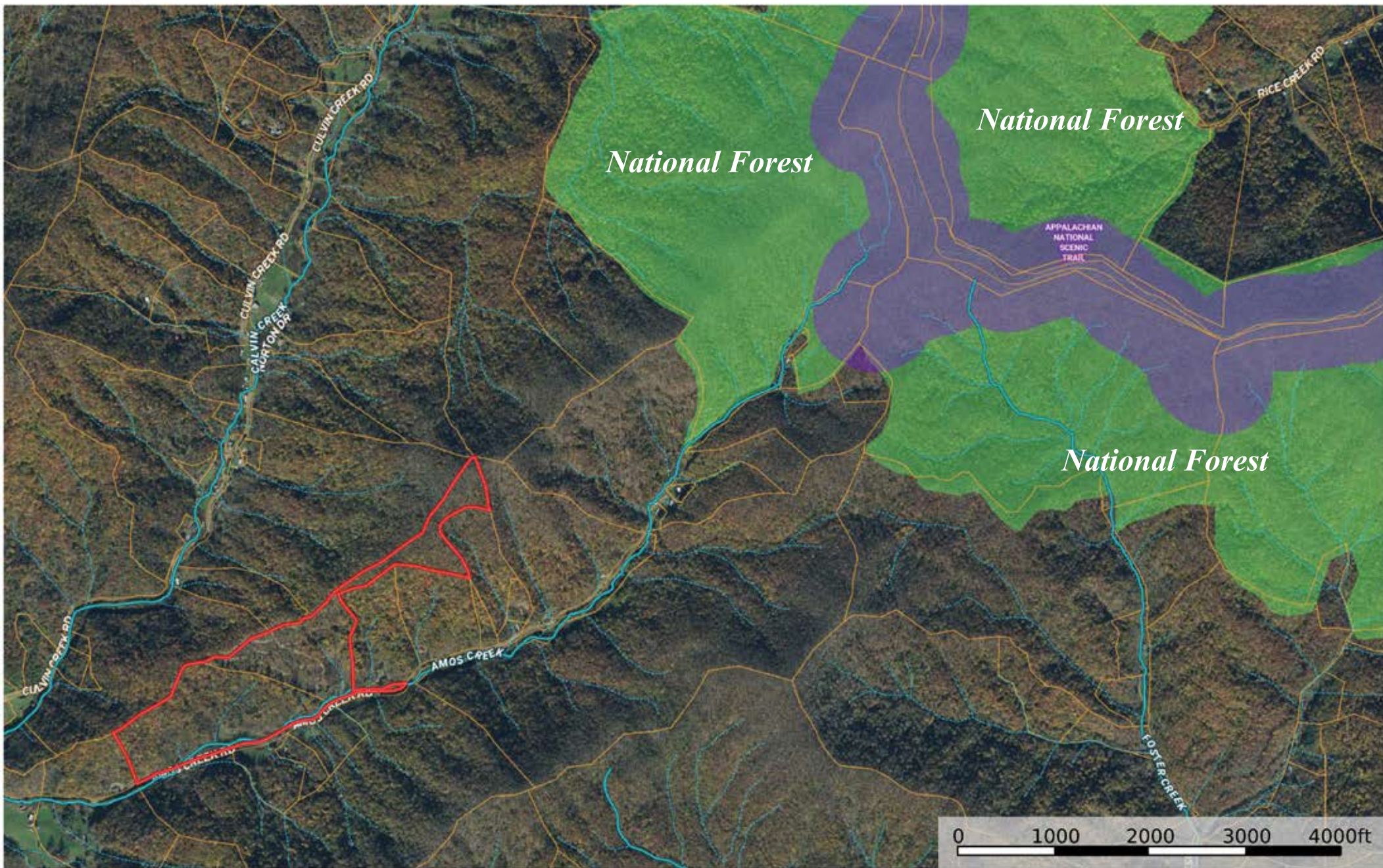






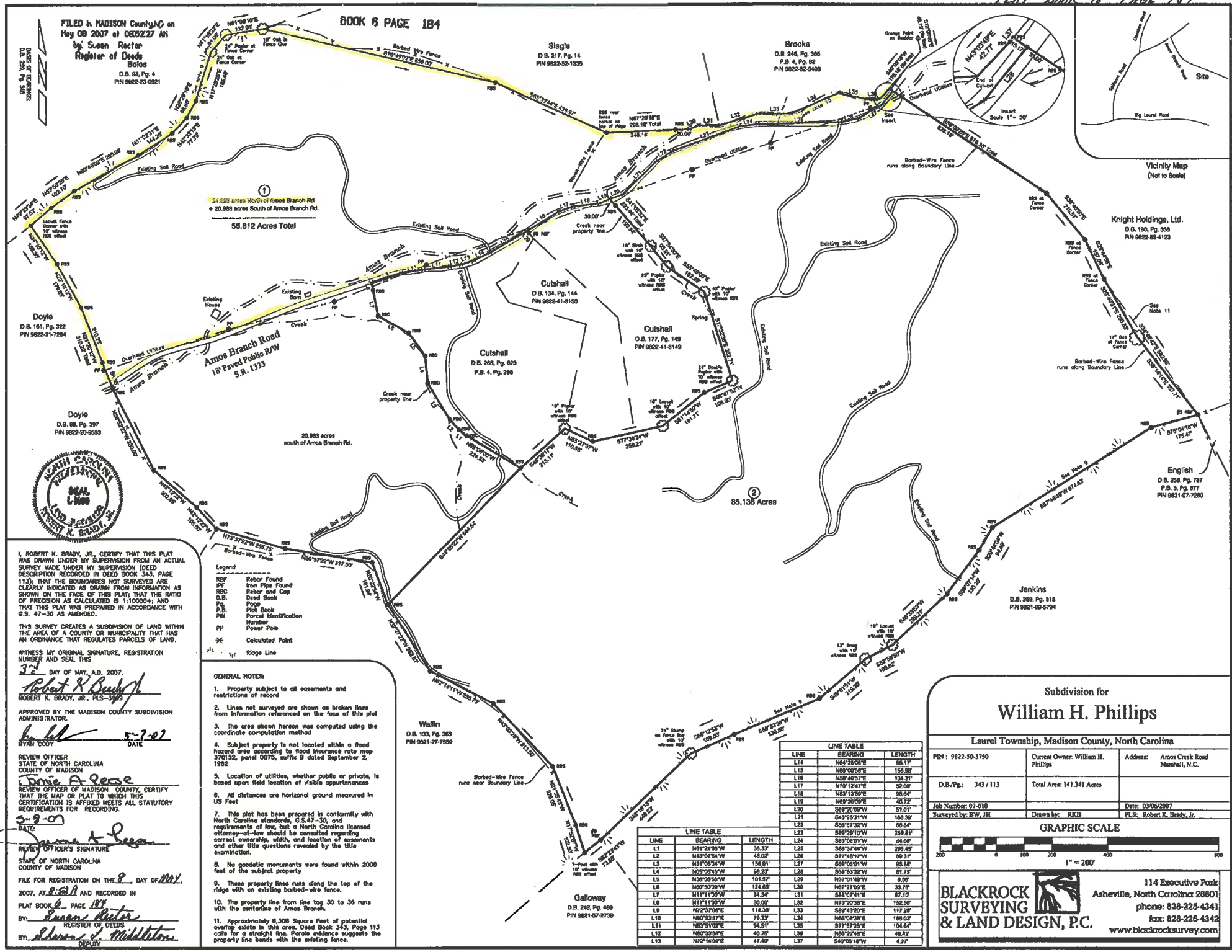


- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservation
- Stream, Intermittent
- River/Creek
- Water Body



FILED IN MADISON County NC on
May 09 2007 at 08:02:27 AM
by Susan Rector
Register of Deeds
D.S. 93, Pg. 4
PIN 9822-23-0821

BOOK 6 PAGE 184



54.623 acres North of Amos Branch Rd.
+ 20.983 acres South of Amos Branch Rd.
55.612 Acres Total

Amos Branch Road
18' Paved Public R/W
S.R. 1333

85.136 Acres

- Legend
- RF Rebar Found
 - PF Iron Pipe Found
 - RC Rebar and Cop
 - DB Dead Book
 - Pg Page
 - P.B. Plat Book
 - PI Partial Identification
 - PP Number
 - PP Power Pole
 - PP Calculated Point
 - PP 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 370152, 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 attorney-at-law should be consulted regarding correct ownership, 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 tag 30 to 35 runs with the centerline of Amos Branch.
11. Approximately 8,306 Square Feet of potential overlap exists in this area. Deed Book 343, Page 113 calls for a straight line. Parole evidence suggests the property line bands 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 DRAWN 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
3rd DAY OF MAY, A.D. 2007.

ROBERT K. BRADY, JR., PLS-360
APPROVED BY THE MADISON COUNTY SUBDIVISION ADMINISTRATOR.

REVIEW OFFICER
STATE OF NORTH CAROLINA
COUNTY OF MADISON

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

REVIEW OFFICER'S SIGNATURE
STATE OF NORTH CAROLINA
COUNTY OF MADISON

FILE FOR REGISTRATION ON THE 8th DAY OF MAY, 2007, AT 8:02 AM AND RECORDED IN

PLAT BOOK 6, PAGE 184

BY: Susan Rector
REGISTER OF DEEDS
BY: Sharon J. Middleton
DEPUTY

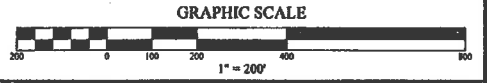
LINE	BEARING	LENGTH
L14	N04°23'08"E	65.17'
L15	N00°00'58"E	155.96'
L16	N00°40'37"E	124.31'
L17	N70°12'47"E	92.00'
L18	N63°12'09"E	96.64'
L19	N09°20'09"E	40.72'
L20	S89°00'00"W	61.01'
L21	S43°25'21"W	166.36'
L22	S66°37'38"W	69.64'
L23	S69°29'10"W	256.61'
L24	S83°00'01"W	24.00'
L25	S68°3'44"W	295.48'
L26	S77°46'11"W	60.37'
L27	S68°00'01"W	95.68'
L28	S38°43'22"W	61.75'
L29	N27°01'49"W	8.89'
L30	N07°11'09"E	55.75'
L31	S84°07'41"E	67.10'
L32	N73°20'39"E	152.69'
L33	S89°43'20"E	117.29'
L34	N48°00'00"E	185.03'
L35	S77°17'23"E	104.64'
L36	N80°22'48"E	48.82'
L37	S40°08'18"W	4.21'

LINE	BEARING	LENGTH
L1	N01°21'00"W	36.33'
L2	N43°08'34"W	48.02'
L3	N31°08'34"W	156.01'
L4	N09°08'45"W	68.22'
L5	N38°06'56"W	101.57'
L6	N02°00'20"W	124.68'
L7	N11°11'30"W	94.34'
L8	N11°11'30"W	30.00'
L9	N72°37'00"E	116.38'
L10	N40°03'37"E	79.33'
L11	N83°10'02"E	94.51'
L12	N80°33'39"E	40.39'
L13	N72°14'09"E	47.40'

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: BW, JH		PLS: Robert K. Brady, Jr.



BLACKROCK SURVEYING & LAND DESIGN, P.C.

114 Executive Park
Asheville, North Carolina 28801
phone: 828-225-4341
fax: 828-225-4342
www.blackrocksurvey.com