

Spectacular 3+ acres with Panoramic Views of Hot Springs!



- *Very special 3+ acre property in town of Hot Springs.*
- *Adjoins French Broad River*
- *Spectacular Panoramic Views of the River, Mtns & Valley!*



- *Walk to Restaurants, Shops, Galleries, Brewery & Spa*
- *Whitewater Sports, Biking, Hiking & Fishing*
- *Driveway In, partially cleared*
- *Great Potential Homesite*



Offered for \$325,000 MLS#3884470



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 NW US 25-70 Highway, Hot Springs, NC 28743

MLS#: 3884470	Category: Lots/Acres/Farms	Parcel ID: 8860-42-1338	
Status: Active	City Taxes Paid To: Hot Springs	County: Madison	
Subdivision: None	Tax Value: \$53,284	Zoning Desc: 715/43-46	
Zoning: RA		Deed Reference: 715/43-46	
Legal Desc: See Deed Description BK715 PG43 Survey PB8 PG89			
Elevation: 1500-2000 ft. Elev.			

List Price: **\$325,000**



General Information

Type: **Acreage**
Can be Divided?: **No**
\$/Acres: **\$103,174.60**

Land Information

Approx Acres: **3.15**
Acres Cleared:
Acres Wooded:
Approx Lot Dim:
Min Sqft To Build: **0**
Prop Foundation:
Lot Desc: **Long Range View, Mountain View, Paved Frontage, Private, Water view**

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

Utility/Plan Information

Sewer: **Septic Needed, Other-see**
Water: **City Water, Tap Fee Requi**
Outbuildings: **No**
Dwellings: **No**
Bedrooms Septic:

Recent: **08/04/2022 : NEWS : ->ACT**

Features

Lake/Water Amenities: None	
Fixtures Exceptions: No	
Exterior Feat: Wired Internet Available	
Access: Paved Road	Street: Paved
Suitable Use: Private Estate, Recreational/2nd House, Residential	
Subject To HOA: None	HOA Subj Dues:
Proposed Spcl Assess: No	Confirm Spcl Assess:

Remarks

Public Remarks: **A very special 3+ acre property in the town of Hot Springs adjoining the the river and with spectacular panoramic views of the French Broad River and the surrounding mountains and valleys! Truly one of a kind opportunity. Driveway in and partially cleared. Great potential homesite with amazing mountain and river views with some additional clearing. Walking to downtown restaurants, shops, galleries and brewery. Whitewater sports, fly-fishing and the Appalachian Trail close by!**

Directions: **From downtown Hot Springs take hwy. 25-70 heading north past Hot Springs elementary and continue to just past River Lane on right to first driveway on right into property.**

Listing Information

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

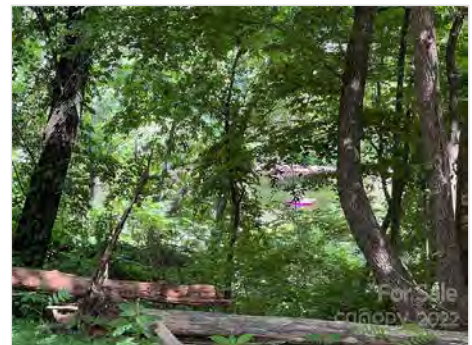
Prepared By: Jill Warner

Land Property Photo Gallery

MLS#: [3884470](#)

TBD NW US 25-70 Highway, Hot Springs, NC 28743

List Price: \$325,000









8860329620
3.15
8/89
Parcel 1,2,3

886042
0.5
/
293/
8860423520
0.82
8/755

8860421338
1.615
9/615
140/489 177/265 208/537

8860



NORTH MAP

BOOK 8 PAGE 89 (1)



Filed: Madison County, NC
09/17/2015 08:29:42 AM
Susan Rector, Register of Deeds

I HEREBY CERTIFY TO THE FOLLOWING:
1. THAT THIS SURVEY IS OF AN EXISTING PARCEL OR
PARCELS OF LAND AND DOES NOT CREATE A NEW STREET
OR CHANGE AN EXISTING STREET.

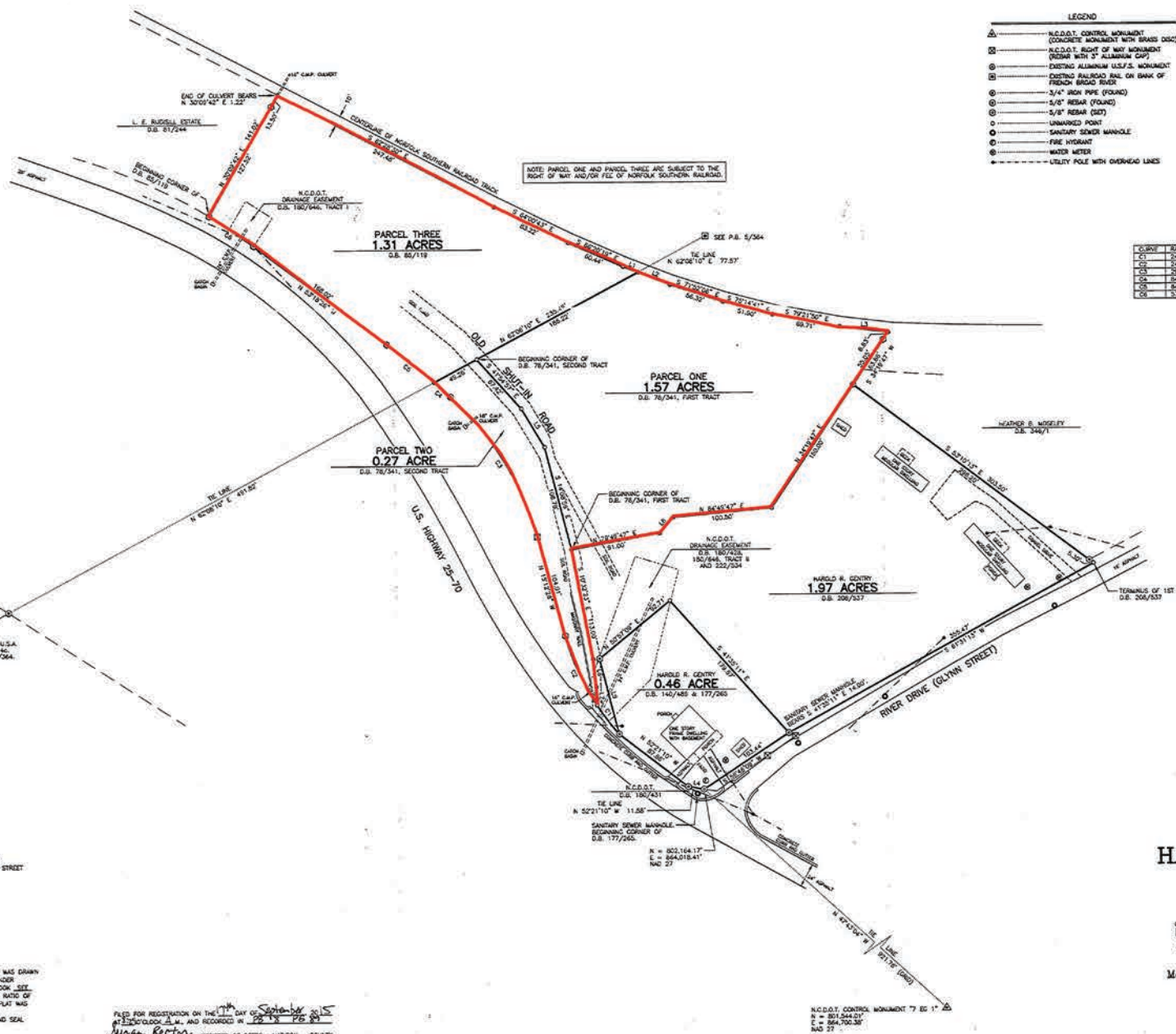


I HEREBY CERTIFY TO THE FOLLOWING:
1. THAT THIS SURVEY IS OF AN EXISTING PARCEL OR
PARCELS OF LAND AND DOES NOT CREATE A NEW STREET
OR CHANGE AN EXISTING STREET.

ROBERT C. MUMFORD, CERTIFY THAT THIS PLAT WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER
MY SUPERVISION, AND DESCRIPTION RECORDED IN DEED BOOK, SEE
PAGE, SEE PLAT BOOK, SEE PAGE, SEE PLAT BOOK, SEE PAGE, SEE
PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL
THIS 22nd DAY OF SEPTEMBER, A.D. 2015.

SURVEYOR: *Robert C. Mumford*
REGISTRATION NUMBER: 5078

FILED FOR REGISTRATION ON THE 17th DAY OF September 2015
at 10:00 A.M. and RECORDED IN DEED BOOK PB 8 PG 89
Susan Rector, REGISTER OF DEEDS, MADISON COUNTY
in Mary Jane Williams, CLERK



- LEGEND
- △ N.C.D.O.T. CONTROL MONUMENT (CONCRETE MONUMENT WITH BRASS DISC)
 - ⊗ N.C.D.O.T. RIGHT OF WAY MONUMENT (BRASS WITH 3" ALUMINUM CAP)
 - ⊙ EXISTING ALUMINUM U.S.F.S. MONUMENT
 - ⊖ EXISTING RAILROAD RAIL ON BANK OF FRENCH BRIDGE ROAD
 - ⊙ 3/4" IRON PIPE (FOUND)
 - ⊙ 1/2" REBAR (FOUND)
 - ⊙ 3/8" REBAR (FOUND)
 - ⊙ UNMARKED POINT
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ FIRE HYDRANT
 - ⊙ WATER METER
 - UTILITY POLE WITH OVERHEAD LINES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	248.47	20.32	36.23	N 37°13'25" W
C2	247.9	27.50	78.89	N 24°23'50" W
C3	285.17	153.50	148.37	N 31°43'07" W
C4	842.53	77.40	72.40	N 48°23'44" W
C5	842.53	21.39	61.27	N 51°13'06" W
C6	574.82	54.32	54.32	N 58°50'53" W

LINE	BEARING	DISTANCE
1	N 67°08'10" E	15.31
2	N 67°08'10" E	34.33
3	N 67°08'10" E	15.31
4	N 67°08'10" E	15.31
5	N 67°08'10" E	15.31
6	N 67°08'10" E	15.31
7	N 67°08'10" E	15.31
8	N 67°08'10" E	15.31
9	N 67°08'10" E	15.31
10	N 67°08'10" E	15.31

REFERENCE PLAT OF "MOUNTAIN HEIGHTS" RECORDED
IN DEED BOOK 23 ON PAGE 234 & 235.

NAME OF OWNER: HEIRS OF GEORGE E. KELLER
AND MARILYN KELLER
P.L.N. 880042345
NAME OF OWNER: HAROLD R. GENTRY
P.L.N. 880042345 & 880042342

SURVEY FOR

HAROLD R. GENTRY
TOWN OF HOT SPRINGS
NO. 6 TOWNSHIP
MADISON COUNTY
NORTH CAROLINA

SCALE: 1" = 60'
DATE: AUGUST 3, 2015
REVISED:

McMAHAN & ASSOCIATES, P.A. (C-319)
P.O. BOX 1296
WEAVERVILLE, N.C. 28787
828-645-5554

N.C.D.O.T. CONTROL MONUMENT 7" EC 1" 20
N = 851.544017
E = 864.700387
NO. 27