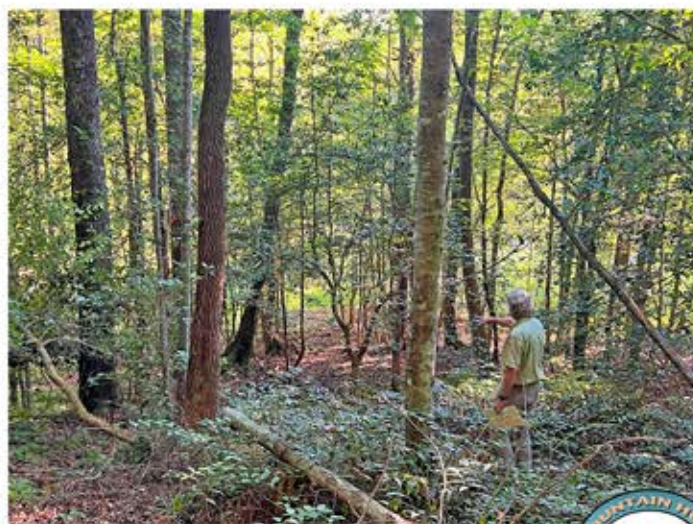
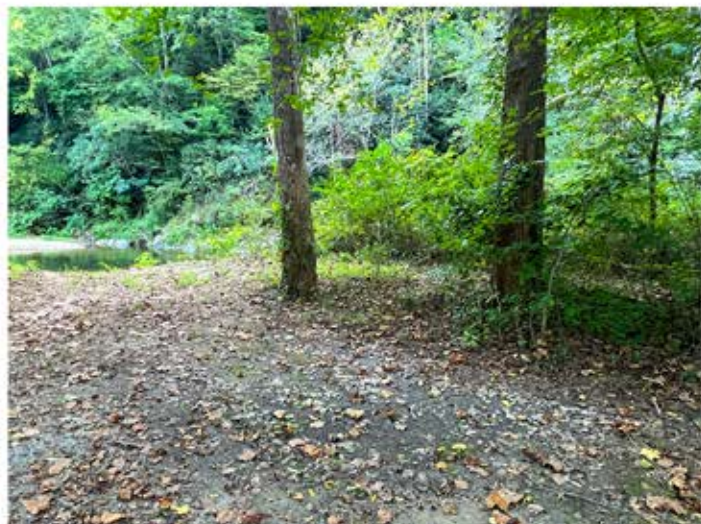


## 7.6 Acres with Building Site and River Access in Laurel



*Offered \$99,800*  
*MLS# 4073451*

- 7.6 acres in the Laurel community of Marshall
- Gentle building site across from the Laurel River
- Easy access off State Hwy 208
- Riverfront access! Park at the river and create your own picnic area!
- The property boasts a great swimming hole and state stocked trout stream!
- Convenient location- 13 minutes to Hot Springs or 22 minutes to Marshall



**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





# 000 NC 208 Highway, Marshall, North Carolina 28753

## 000 NC 208 Highway, Marshall, North Carolina 28753

List Price: **\$99,800**

MLS#: **4073451** Category: **Lots/Acres/Farms** County: **Madison**  
Status: **ACT** City Tax Pd To: **No City Taxes Paid** Tax Val: **\$43,725**  
Subdivision: **None** Zoning: **RA** Complex:  
Zoning Spec: **RA** Deed Ref: **702/366**  
Parcel ID: **8891-14-6138** Apx Lot Dim:  
Legal Desc: **See Deed Description Bk702/Pg366 Plat Bk9/Pg352**  
Apprx Acres: **7.61**  
Lot Desc: **Riverfront**  
Elevation: **2000-2500 ft.**



### General Information

Type: **Acreage**  
Can Divide?:  
\$/Acres: **\$13,114.32**  
Levels:

### School Information

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

### Land Information

Apprx Acres: **7.61**  
Acres Cleard:  
Acres Wood:  
Min SF to Bld: **0**  
Prop Found:  
Rd Frontage: **State Road**  
Lot Desc: **Riverfront**  
Restrictions: **No Restrictions**

### Utility/Plan Information

Sewer: **Septic Needed**  
Water: **Well Needed**  
Dwellings: **No**  
Beds Septic:

### Additional Information

Prop Finance:  
Ownership: **Seller owned for at least one year**  
Spcl Cond: **None**  
Rd Respons: **Publicly Maintained Road**

Lease Considered: **No**

### Features

Lot Description: **Riverfront**  
Waterbody Nm: **Laurel River**  
Fixtures Exclsn: **No**  
Exterior Cover:  
Road Surface: **Paved**  
Suitable Use: **Private Estate, Recreational/2nd House, Residential**  
Utilities: **Electricity Connected, Fiber Optics, Phone Connected, Wired Internet Available**  
Lake/Wtr Amen: **Other - See Remarks**  
Basement Dtls:  
Road Frontage: **State Road**  
Patio/Porch:  
Fire Sprinkler:

### Association Information

Subject to HOA: **None** Subj to CCRs: **No** HOA Subj Dues: **No**  
Prop Spc Assess: **No**  
Spc Assess Cnfrm: **No**

### Remarks Information

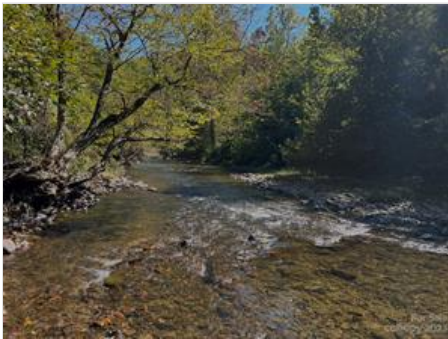
Public Rmrks: **7.6 Acres with a nice gentle building site across from the Laurel River. Includes river frontage! Create your own picnic site with parking area right on the river. Great swimming hole and fishing opportunities! 13 minutes to the quaint town of Hot Springs or 22 minutes to Marshall. Paved access. Power, phone and fiber internet available on the property.**  
Directions: **From Hot Springs: Follow 25/70 towards Marshall, turn left at the stop sign (Laurel River Coffee Shop), and the property will be about 3.5 miles ahead on your right before Guntertown Rd./Belva.**

### Listing Information

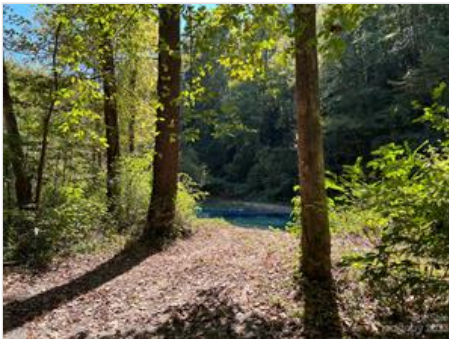
DOM: **0** CDOM: **0** Slr Contr:  
UC Dt: DDP-End Dt: LTC:



MLS#: 4073451  
000 NC 208 Hwy, Marshall, NC 28753  
Price: \$99,800



Laurel River



Swimming Hole



Beautiful Laurel River



Wooded acreage



Potential homesite



Swimming hole!







**Gentle woodland**



**Bring your inner tubes!**



**Swimming-Fishing hole!**



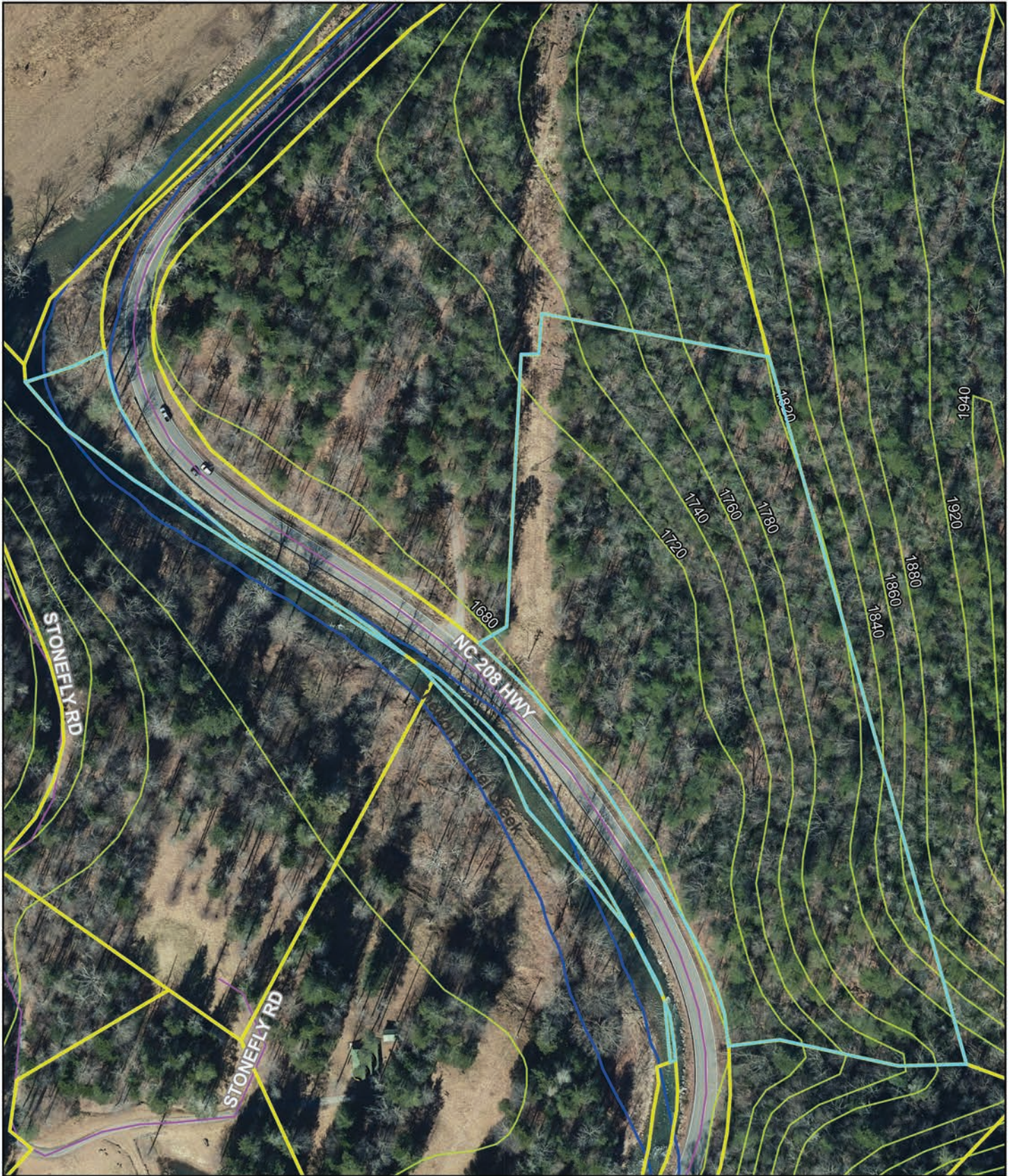


***Hwy 208 (7.61 acres)***

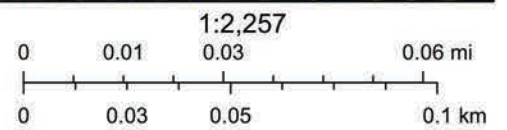




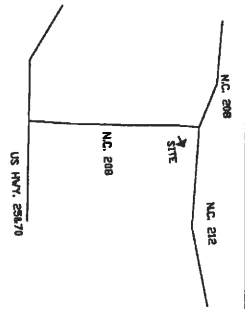
# Hwy 208 (7.61 acres)



9/22/2023, 1:27:15 PM







### VICINITY MAP

- LEGEND**
- EXISTING LIFT PUMP PILE
  - EXISTING 50" RIGID (UNLESS NOTED OTHERWISE)
  - LIFT RIGID SET
  - UNBURNED PILE
  - △ EXISTING PLANTED STONE
  - UT. = POWER POLE V. OVERHEAD LINES
  - LINES NOT SURVEYED FROM THIS PLAT
  - SERVICE BOUNDARY
  - TIE LINES
  - HIGH OF WAY LIMIT
  - LINE SHOWN FROM PL. 5 PG. 408



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

1. MICHAEL A. MARTIN, COUNTY CLERK, HAS THIS SURVEY RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF MADISON, NORTH CAROLINA, IN COMPLIANCE WITH THE REQUIREMENTS OF THE NORTH CAROLINA SURVEYING ACT, CHAPTER 170, SECTION 170.1, WHICH PROVIDES THAT THE SURVEYOR MUST PROVIDE A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED AND CANNOT PROVIDE A FALSE REPRESENTATION OF THE LAND SURVEYED. THE SURVEYOR'S OATH AND SEAL ARE ATTACHED TO THIS SURVEY. THE SURVEYOR'S OATH AND SEAL ARE ATTACHED TO THIS SURVEY. THE SURVEYOR'S OATH AND SEAL ARE ATTACHED TO THIS SURVEY.

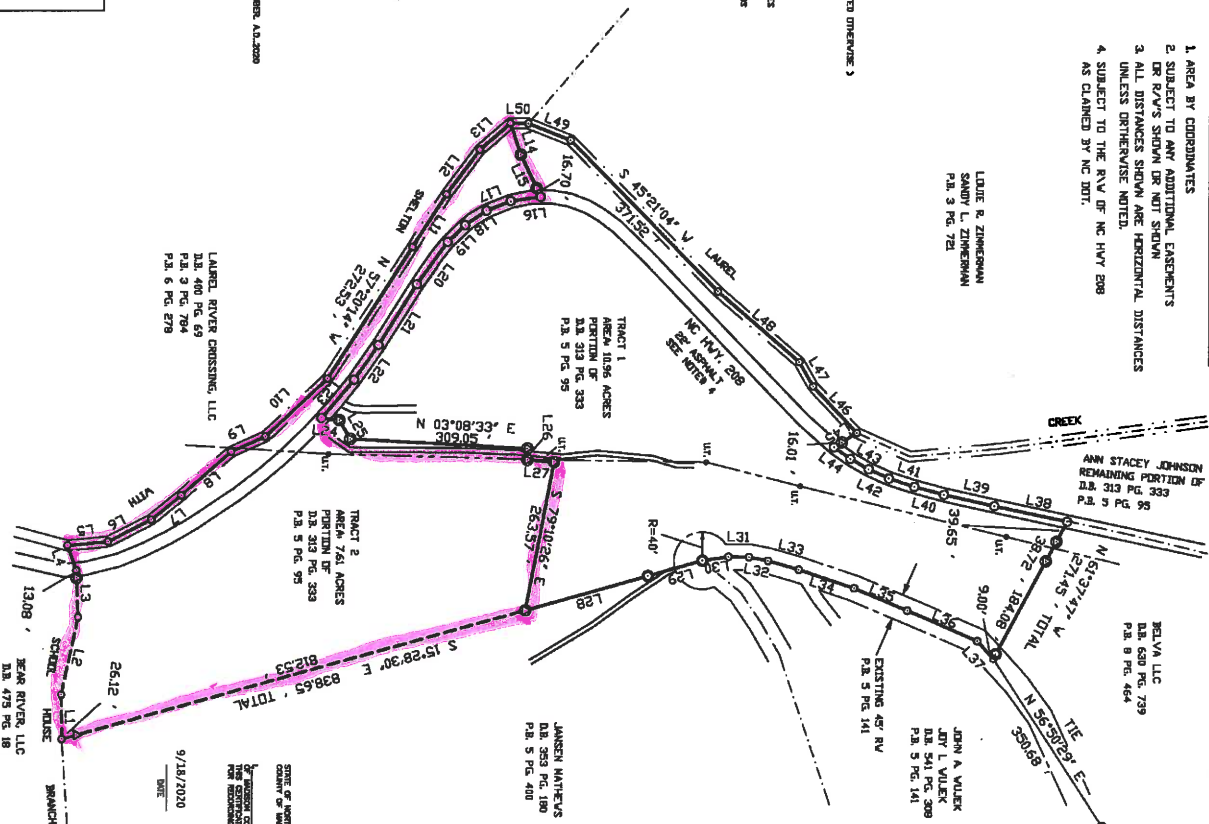
SUBDIVISION REGISTRATION NUMBER

*Michael Martin* L-4401

DRY RIDGE LAND SURVEYING, P.A.  
18 NORTH MAIN ST.  
MADISON, NC 28053  
PHONE: (828) 777-8444  
C-3422

### NOTES

1. AREA BY COORDINATES
2. SUBJECT TO ANY ADDITIONAL EASEMENTS
3. ALL DISTANCES SHOWN ARE HORIZONTAL DISTANCES UNLESS OTHERWISE NOTED.
4. SUBJECT TO THE R/V OF NC HWY 208 AS CLAIMED BY NC DOT.



BK 9 PG 352 - 352 (1)  
This Document Recorded:  
Fee: \$21.00 DocType: PLAT  
Madison County, North Carolina  
Susan Reeder, Register of Deeds

NUMBER	DIRECTION	DISTANCE
1	S 88°55'48" W	77.54'
2	N 77°57'26" E	138.54'
3	S 87°34'43" W	81.64'
4	S 70°31'39" W	46.27'
5	N 05°17'00" W	71.50'
6	N 26°47'13" W	84.78'
7	N 39°08'14" W	67.32'
8	N 41°11'32" W	115.31'
9	N 23°42'12" W	65.41'
10	N 43°00'00" E	148.28'
11	N 57°22'19" W	108.95'
12	N 53°10'07" W	96.69'
13	N 41°10'28" W	70.36'
14	N 71°55'38" E	57.58'
15	N 64°35'15" E	81.58'
16	S 07°58'56" E	52.60'
17	S 24°57'28" E	44.25'
18	S 34°02'51" E	44.65'
19	S 43°38'56" E	42.11'
20	S 54°11'50" E	91.16'
21	S 57°47'16" E	124.98'
22	S 55°15'33" E	74.16'
23	S 49°38'01" E	87.03'
24	N 07°10'06" E	31.50'
25	N 59°56'14" E	37.54'
TOTAL		

NUMBER	DIRECTION	DISTANCE
26	N 90°00'00" E	20.00'
27	N 04°43'26" E	46.82'
28	N 15°28'30" W	223.69'
29	N 15°28'30" W	99.77'
30	N 08°33'43" W	46.02'
31	N 00°49'24" E	35.81'
32	N 11°21'27" E	34.08'
33	N 16°05'23" E	53.87'
34	N 18°44'35" E	101.89'
35	N 23°00'56" E	104.42'
36	N 23°23'59" E	134.01'
37	N 47°41'16" E	41.50'
38	S 12°04'52" W	130.78'
39	S 12°39'52" W	90.53'
40	S 15°00'32" W	53.88'
41	S 18°31'53" W	46.67'
42	S 24°29'07" W	38.75'
43	S 29°21'26" W	56.66'
44	S 35°21'26" W	34.82'
45	N 32°46'43" W	46.58'
46	S 46°48'36" W	111.09'
47	S 60°14'44" W	49.20'
48	S 40°36'43" W	188.23'
49	S 21°36'26" W	79.79'
50	S 00°54'23" W	31.01'
TOTAL		

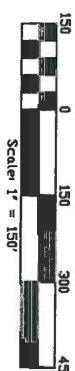
EXEMPT FROM THE MADISON COUNTY SUBDIVISION ORDINANCE.

9/11/2020  
DATE  
David E. Allen  
PLANNING DIRECTOR

SUBDIVISION  
FOR

ANNE STACEY JOHNSON

NO. 2 TOWNSHIP, MADISON COUNTY, NC  
SEPTEMBER 14, 2020 SCALE: 1"=150'



JOB 20-2187

Submitted electronically by "Dry Ridge Land Surveying P.A." in compliance with North Carolina statutes regarding electronic documents and the terms of the subscriber agreement with the Madison County Register of Deeds.