



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name:	Brandy Schmitt and Nelson Schmitt
Assessor's Parcel Number:	0301481 / PIN: 3835-89-8101
Property Address:	GUNTERS HILL RD, MORAVIAN FALLS, NC, 28654
County, State:	Wilkes County NC
Subdivision:	N/A
Lot Number:	N/A
Legal Description:	GUNTERS HILL RD
TRS:	N/A
Parcel Size:	6.72 Acres
Terrain Type:	Wooded / Hill / Slope
Lot Dimensions:	511.5 feet North 1022.88 feet East 176 feet South 1022 feet West
Elevation:	398.3 m or 1306.7 feet
Flood Zone / Wetlands:	No
Notes:	See deed attached for complete legal description.

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/8ee1TTRxtW5UtDzL8
GPS Coordinates (Center):	36.0905, -81.2381

GPS Coordinates (4 corners):	<div> <div>36.0915, -81.2377 NE</div> <div>36.0898, -81.2378 SE2</div> <div>36.0893, -81.2382 S1</div> <div>36.0899, -81.2384 S3</div> <div>36.0906, -81.2392 W2</div> </div> <div> <div>36.0899, -81.2372 SE1</div> <div>36.0892, -81.2376 SE3</div> <div>36.0899, -81.2383 S2</div> <div>36.0906, -81.2386 W1</div> <div>36.0915, -81.2394 NW</div> </div>
City or County Limits:	County
School District:	Wilkes County Schools
Access To Property:	Yes, Gunters Hill Rd/ Boomer Under 12
Road Type:	Paved
Who Maintains Roads:	County
Closest Highways:	NC18
Closest Major City:	Charlotte, North Carolina (1 hr 24 min, 83.9 miles)
Closest Small Town:	Moravian Falls, North Carolina (5 min 3.6 Miles)
Closest Gas Station:	Exxon, 3181 NC-16, Moravian Falls, NC 28654 (6 min, 4.1 miles)
Nearby Attractions:	Mystery Hill, 129 Mystery Hill Ln, Blowing Rock, NC 28605 (*49 min, 38.9 miles) Fort Dobbs State Historic Site, 438 Fort Dobbs Rd, Statesville, NC 28625 (45 min, 37.2 miles) Martin Luther King Jr. Park, 911 Lakewood Dr, Statesville, NC 28677 (45 min, 36.4 miles)
Notes:	N/A
Property Tax Information	
Assessed Taxable Value:	\$31,090
Assessed Actual Value:	\$31,090
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$239.39
Notes:	N/A

Zoning & Restriction Information

Zoning / Property Use Code:	As per county, property is Unzoned.
What can be built on the property?	Per county, there are no such restrictions.
Time limit to build?	Permit is good for 1 year.
Is camping allowed?	Per county, Yes
Camping restrictions if any:	As per county, only 1 RV is allowed on this lot.
Are RV's allowed?	Per county, Yes
RV restrictions if any:	As per county, only 1 RV is allowed on this lot.
Are mobile homes allowed?	Per county, Yes
Mobile home restrictions if any:	As per county, only 1 Mobile home is allowed on this lot.
Are tiny homes allowed?	Per county, Yes
Tiny home restrictions if any:	As per county, there is no minimum size requirement. You would need to follow building code regulations.
Are short term vacation rentals allowed?	Yes
Vacation rental restrictions if any:	No regulations as per county.
Is property part of an HOA / POA?	No
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate if any
CC&R Information:	N/A
Deed Availability:	See attached copy
Deed Information:	Book / Page: 1379 / 74
Notes:	This parcel is OUTSIDE the city limits and per County "there is no zoning in this area". The information above is based on general county restrictions. Unable to locate subdivision CC&R's or Deed Restrictions, if any.

Utility Information	
Water?	Would require water well.
Sewer / Septic?	Would require septic system.
Electric?	Would have to contact EnergyUnited (+18005223793), Duke Energy (+18007779898), etc.
Gas?	Would have to contact ThompsonGas (+13368387551), Ferrellgas (+13366678533).
Waste?	Would have to contact GFL Wilkesboro (+13366670500)
Notes:	As per county planner, there is no public water or sewer in that area, well and septic would be required.
County Contact Information	
County Website:	https://wilkescounty.net/
Assessor Website:	https://wilkescounty.net/226/Tax-Administration
Treasurer Website:	https://wilkescounty.net/226/Tax-Administration
Recorder Website:	https://wilkescounty.net/268/Register-of-Deeds
GIS Website:	https://gis.wilkescounty.net/maps/
Zoning Link:	https://wilkescounty.net/258/Planning
Phone number for Planning Dept:	(336) 651-7582
Phone number for Recorder:	(336) 651-7351
Phone number for Treasurer:	(336) 651-7301
Phone number for Assessor:	(336) 651-7301/7326
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A