

35 Acres of Natural Mountain Beauty!

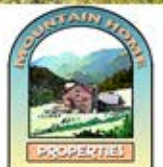


- 35 acres perfect for horses or livestock
- Nice creek meanders through the meadows
- Pastures and driveway in place into property
- Old barn, springs, room for garden and orchard
- Private home sites with creek and mountain views
- Views of Max Patch from top of property
- Easy, paved access in a quiet and pristine area
- Power and fiber internet on the property
- Close to trails of the National Forest, Appalachian Trail, and Max Patch
- A very special property for your mountain retreat or homestead and in a beautiful scenic setting!

*Offered for \$295,000
MLS# 4120313*



Mountain Home Properties www.mountaindream.com
Contact: Steve DuBose - sdubose@mountaindream.com 828-622-3222
Cindy DuBose - cdubose@mountaindream.com cell 828-734-9158



TBD Poplar Gap Road, Hot Springs, North Carolina 28743

TBD Poplar Gap Road, Hot Springs, North Carolina 28743

List Price: **\$295,000**

MLS#: **4120313** Category: **Lots/Acres/Farms** County: **Madison**
 Status: **ACT** City Tax Pd To: **No City Taxes Paid** Tax Val: **\$151,126**
 Subdivision: **None** Zoning: **RES** Complex:
 Zoning Spec: **RA** Deed Ref: **696/357-360**
 Parcel ID: **8736-56-4407** Apx Lot Dim:
 Legal Desc: **See Deed Description Bk696 Pg357-360**
 Apprx Acres: **35.00** Lot Desc: **Creekfront, Pasture, Paved, Private, Stream/Creek, Trees**
 Elevation: **3000-3500 ft., 3500-4000 ft.**



General Information

Type: **Acreage**
 Can Divide?: **Yes**
 \$/Acres: **\$8,428.57**
 Levels:

School Information

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

Land Information

Apprx Acres: **35.00**
 Acres Cleard:
 Acres Wood:
 Min SF to Bld: **0**
 Prop Found:
 Rd Frontage: **State Road**
 Lot Desc: **Creekfront, Pasture, Paved, Private, Stream/Creek, Trees**
 Restrictions: **No Restrictions**

Utility/Plan Information

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

Additional Information

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

Lease Considered: **No**

Features

Lot Description: **Creekfront, Pasture, Paved, Private, Stream/Creek, Trees**
 Waterbody Nm:
 Fixtures Exclsn: **No**
 Exterior Cover:
 Road Surface: **Paved**
 Suitable Use: **Horses, Pasture/Grazing, Private Estate, Recreational/2nd House, Residential**
 Utilities: **Electricity Connected, Fiber Optics, Wired Internet Available**

Lake/Wtr Amen: **None**

Basement Dtls:

Road Frontage: **State Road**

Patio/Porch:

Fire Sprinkler:

Association Information

Subject to HOA: **None**
 Prop Spc Assess: **No**
 Spc Assess Cnfrm: **No**

Subj to CCRs: **No**HOA Subj Dues: **No**

Remarks Information

Public Rmrks: **35 acres of natural mountain beauty! Great for horses and other livestock and near the trails of the National Forest, Max Patch and the Appalachian Trail. Nice creek meanders thru the meadows! Nice pastures with driveway into the property. Old barn. Springs. Lots of room for garden and orchard. Private home sites with creek and mountain views. Views of Max Patch from top of property. Easy, paved access in a quiet and pristine area. Power and fiber internet on property. A very special property for your mountain retreat or homestead and in a beautiful scenic setting!**

Directions: **From Hot Springs take Hwy. 209 south to right on Meadow Fork Rd. to right on Little Creek Rd. Turn right onto Poplar Gap Rd. and go about 1 and 1/4 mile to property on left.**

Listing Information

DOM: **0**
 UC Dt:

CDOM: **0**
 DDP-End Dt:

Slr Contr:
 LTC:

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 The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

MLS# : **4120313**

TBD Poplar Gap Rd, Hot Springs, NC 28743

Price: **\$295,000**



Creek



Pastures



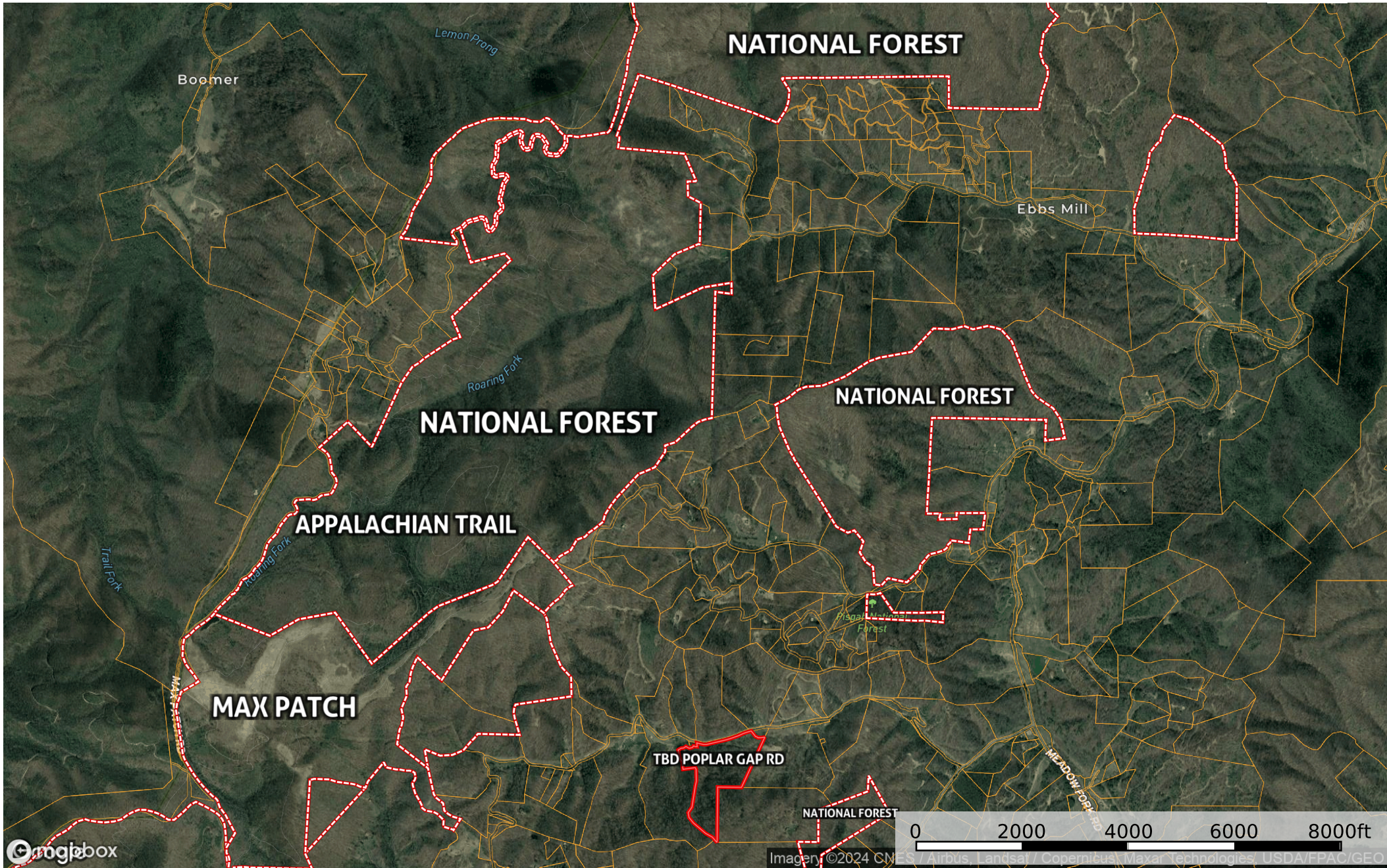
Barn and creek



Poplar Gap Rd.
Madison County, North Carolina, 35 AC

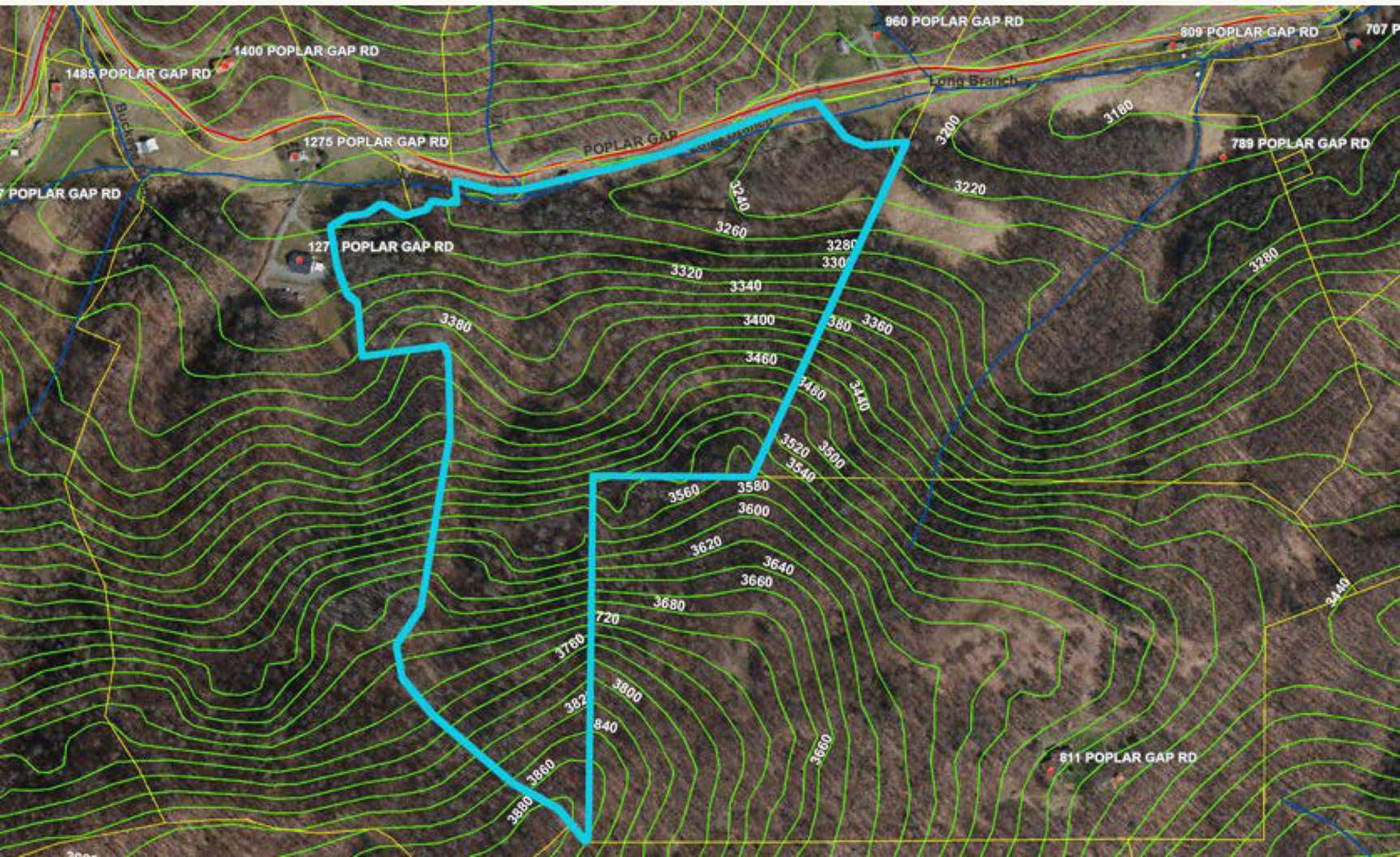


Stream, Intermittent River/Creek Water Body

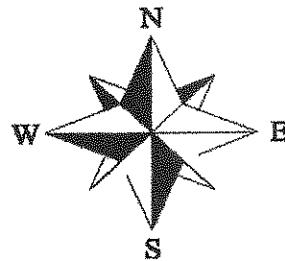


Boundary Boundary

Poplar Gap Rd. 35 ac



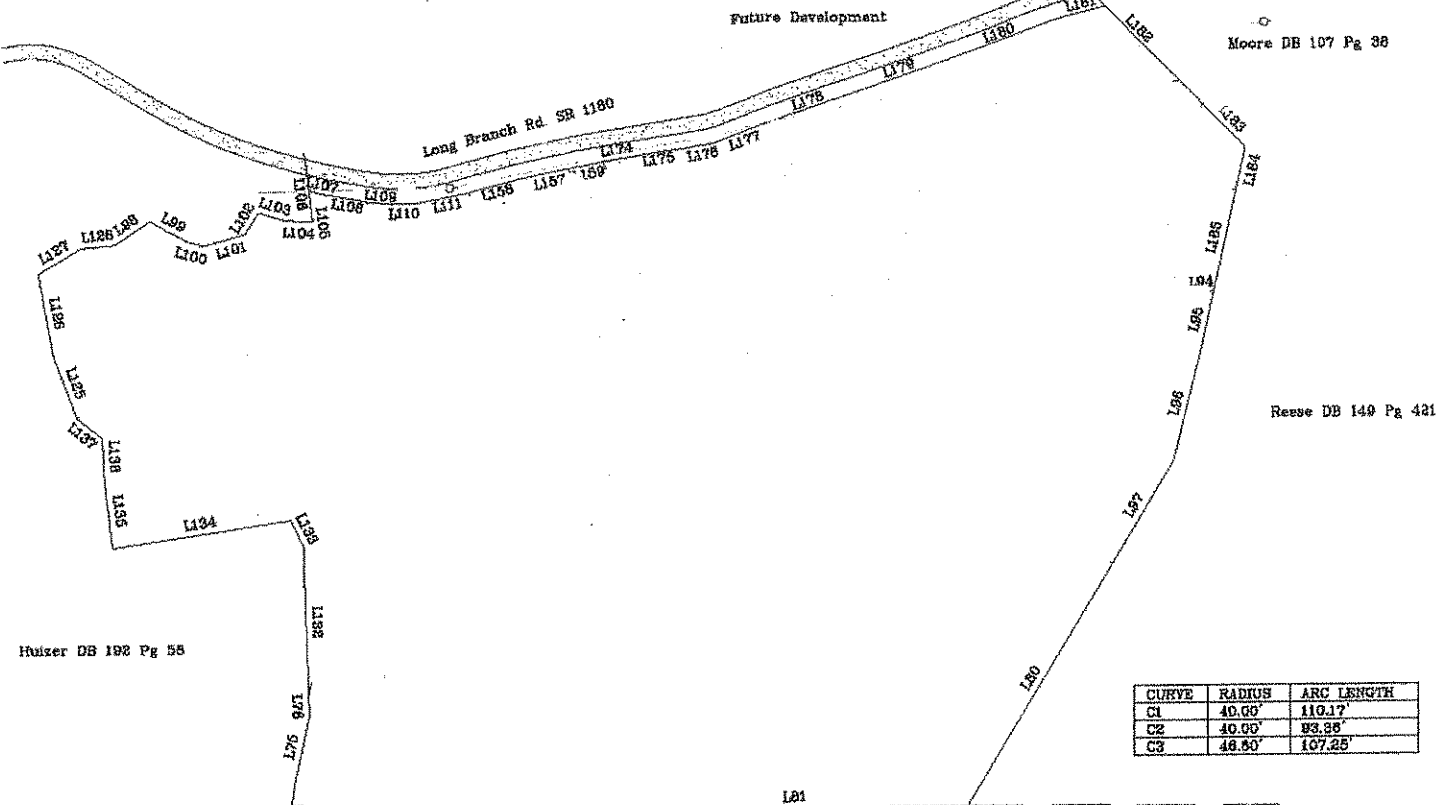
LINE	BEARING	DISTANCE
L1	N 87°41'32" E	2.54'
L2	S 00°58'51" E	404.95'
L3	N 45°56'52" W	107.20'
L4	N 41°49'52" W	56.25'
L5	N 61°46'43" W	147.68'
L6	N 39°52'50" E	70.76'
L7	N 30°42'44" E	186.50'
L8	S 73°19'03" E	17.43'
L9	N 84°50'07" W	114.97'
L10	S 88°31'31" W	72.35'
L11	N 84°48'59" W	38.06'
L12	S 71°55'39" W	19.68'
L13	S 77°58'35" W	98.34'
L14	N 78°19'25" W	56.60'
L15	S 39°56'54" E	39.18'
L16	S 60°29'00" E	296.65'
L17	N 18°38'33" W	79.73'
L18	N 44°30'20" E	146.28'
L19	N 57°22'23" E	161.59'
L20	N 81°45'48" E	118.35'
L21	N 98°28'48" E	124.38'
L22	S 64°21'07" W	71.83'
L23	S 78°03'03" W	62.57'
L24	N 90°00'00" W	37.24'
L25	N 73°16'29" W	37.89'
L26	N 78°06'16" W	46.12'
L27	N 87°22'10" W	50.22'
L28	N 63°48'46" W	37.84'
L29	N 39°37'24" W	47.59'
L30	N 15°23'52" W	54.07'
L31	S 08°15'42" W	253.35'
L32	S 33°45'47" W	127.94'
L33	S 11°25'33" E	92.35'
L34	S 39°58'54" E	95.00'
L35	N 73°19'03" W	20.88'
L36	N 81°49'59" W	121.50'
L37	N 90°00'00" W	73.65'
L38	N 85°38'18" W	45.06'
L39	S 71°55'39" W	36.63'
L40	S 77°58'35" W	86.80'
L41	N 77°47'29" W	27.57'
L42	N 12°03'53" W	16.99'
L43	N 44°28'15" E	114.95'
L44	N 37°22'23" E	155.04'
L45	N 51°45'48" E	123.89'
L46	N 38°29'49" E	144.22'
L47	N 07°51'25" E	49.89'
L48	S 00°58'51" E	87.01'
L49	S 00°58'51" E	309.23'
L50	S 87°22'42" W	80.10'
L51	S 73°50'07" W	89.95'
L52	S 64°20'37" W	70.67'
L53	S 78°03'03" W	49.34'
L54	N 82°58'38" W	28.89'
L55	N 80°08'48" W	34.72'
L56	N 78°06'16" W	41.08'
L57	N 87°22'10" W	40.83'
L58	N 63°48'46" W	26.89'
L59	N 39°37'24" W	32.34'
L60	N 12°55'28" W	27.28'
L61	N 00°50'00" E	18.77'
L62	N 07°53'39" E	105.00'
L63	N 11°10'54" E	107.51'
L64	N 05°38'24" E	10.54'
L65	N 01°37'17" W	21.12'
L66	N 68°03'59" E	3.06'
L67	S 47°07'36" E	117.17'
L68	N 48°01'56" E	73.19'
L69	N 13°38'04" E	26.61'
L70	N 89°28'20" E	26.80'
L71	S 51°39'09" E	249.58'
L72	S 00°58'06" E	180.05'
L73	S 00°58'06" E	70.89'
L74	N 08°15'42" E	147.95'
L75	N 11°56'20" E	88.85'
L76	N 01°48'43" E	24.22'
L77	N 89°20'52" E	266.81'
L78	N 84°30'45" E	230.81'
L79	S 65°53'54" E	380.30'
L80	S 31°07'14" W	372.09'
L81	S 89°38'40" W	449.40'
L82	N 12°53'46" W	187.83'
L83	N 17°37'11" W	70.61'
L84	N 08°24'44" W	43.84'
L85	N 13°49'04" E	18.52'
L86	N 51°18'21" E	87.24'
L87	N 80°52'05" E	51.95'
L88	S 64°42'22" E	40.41'
L89	N 64°08'55" E	212.74'
L90	S 55°40'45" E	158.84'
L91	N 79°11'48" E	64.73'
L92	N 83°08'53" E	119.18'
L93	N 81°38'58" E	103.11'
L94	N 88°35'05" E	23.54'
L95	S 12°34'33" W	81.47'
L96	S 14°07'08" W	145.79'
L97	S 31°07'14" W	155.36'
L98	N 55°14'54" E	54.35'
L99	S 80°51'11" E	54.29'
L100	S 74°37'00" E	22.80'



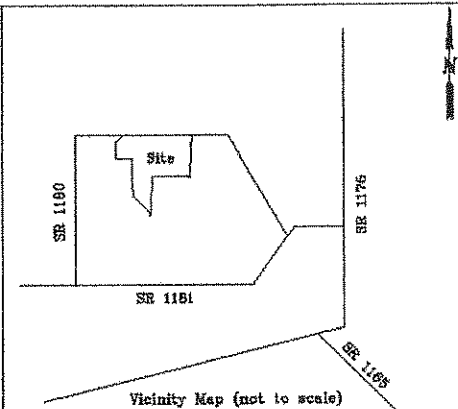
From PH 3 Pg 627

Z:\SEAL2\seal2.bmp

Green DB 120 Pg 546



CURVE	RADIUS	ARC LENGTH
C1	40.00'	110.17'
C2	40.00'	93.35'
C3	48.60'	107.25'



I, Clark Lipkin, certify that this plot was drawn under my supervision from an actual survey made under my supervision (deed description recorded in book 291, page 501) and that the error of closure as calculated by coordinate computation is less than 1:5000 and that this map was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, licence number and seal this 5th day of October, 2005.

Professional Land Surveyor L-4266

State of North Carolina, County of Madison.

I, _____ Review officer of Madison County, certify that the plot to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____ Date _____

State of North Carolina, County of Madison. The foregoing certificates of Clark Lipkin, Professional Land Surveyor L-4266, are certified to be correct. This instrument was presented for registration and recorded in this office in plat cabinet _____ slide _____ This _____ day of _____ at _____ o'clock _____ 20____

Register of Deeds



Not for recordation, conveyances or sales.

Preliminary Plat for Buckeye Ridge Phase I

Drawing # 113 C	Date Surveyed 6/25/03	Roger Maria 8828 SW 34th Lane Gainesville, FL 32608
Number & Township Madison County North Carolina	Revision Date None	Clark Lipkin, PLS Lipkin Land Surveying, Inc. P.O. Box 368 Truckee, NC 28783 (826) 293-3030
Scale 1"=150'	Sheet 1 of 1	

L101	N 74°43'27" E	57.25'
L102	N 31°39'08" E	32.53'
L103	S 72°20'54" E	98.09'
L104	S 87°46'30" E	38.10'
L105	N 07°05'07" W	5.12'
L106	N 07°05'07" W	32.44'
L107	S 77°14'59" E	34.47'
L108	S 79°59'31" E	55.48'
L109	S 84°37'03" E	30.66'
L110	N 89°04'30" E	30.68'
L111	N 79°15'19" E	69.19'
L112	S 51°19'26" E	125.55'
L113	S 19°43'24" E	163.17'
L114	S 13°48'04" W	49.04'
L115	S 11°11'58" E	68.40'
L116	S 16°27'18" E	88.71'
L117	S 12°58'46" E	148.81'
L118	S 89°28'18" W	278.87'
L119	N 00°46'39" W	127.98'
L120	N 12°25'41" W	88.82'
L121	N 21°35'24" W	109.14'
L122	N 56°20'01" W	225.03'
L123	S 71°54'25" W	118.76'
L124	S 69°46'27" W	114.11'
L125	N 20°08'56" W	87.70'
L126	N 10°18'12" W	107.99'
L127	N 59°14'30" E	65.60'
L128	N 84°37'34" E	44.25'
L129	S 15°38'04" W	36.61'
L130	S 48°01'56" W	18.15'
L131	N 47°08'20" W	73.85'
L132	N 01°49'43" W	193.11'
L133	N 25°46'03" W	37.97'
L134	S 81°32'17" E	234.37'
L135	N 08°32'15" W	98.80'
L136	N 02°28'29" W	49.68'
L137	N 50°48'49" W	42.74'
L138	N 51°18'21" E	84.39'
L139	N 80°52'05" E	89.52'
L140	S 84°42'22" E	49.71'
L141	N 84°08'55" E	211.17'
L142	S 89°40'45" E	159.88'
L143	N 79°11'48" E	61.60'
L144	N 83°08'53" E	112.16'
L145	N 81°38'58" E	78.49'

L146	N 22°19'12" E	27.52'
L147	N 08°16'32" E	18.84'
L148	S 59°03'57" W	26.86'
L149	S 48°16'08" W	42.63'
L150	S 72°37'03" W	81.85'
L151	N 54°00'28" W	64.75'
L152	N 82°37'07" W	172.39'
L153	N 55°16'56" W	195.15'
L154	N 51°27'45" W	133.87'
L155	N 72°09'35" W	73.41'
L156	N 25°32'13" W	60.67'
L157	S 77°53'29" W	63.42'
L158	S 75°09'58" W	74.72'
L159	S 79°42'28" W	46.84'
L160	S 88°57'25" W	70.12'
L161	S 59°03'57" W	64.05'
L162	S 77°51'55" W	137.39'
L163	S 29°01'57" E	172.40'
L164	S 49°18'08" W	37.07'
L165	S 72°37'03" W	68.83'
L166	N 32°52'07" W	201.74'
L167	S 75°11'04" W	119.50'
L168	S 21°28'00" E	125.73'
L169	N 82°37'07" W	47.37'
L170	N 85°16'56" W	194.89'
L171	N 51°27'46" W	128.71'
L172	N 72°08'35" W	50.38'
L173	N 25°32'13" W	49.21'
L174	N 51°17'09" E	38.08'
L175	N 80°21'34" E	56.03'
L176	N 75°28'09" E	46.85'
L177	N 73°11'48" E	68.56'
L178	N 70°34'51" E	128.74'
L179	N 70°47'56" E	120.40'
L180	N 69°51'06" E	161.69'
L181	N 78°07'51" E	59.94'
L182	S 44°28'54" E	139.31'
L183	S 44°28'54" E	123.58'
L184	S 12°34'33" W	56.13'
L185	S 12°34'33" W	136.86'
L186	N 77°41'54" E	116.12'
L187	N 84°00'28" W	54.88'
L188	N 82°37'07" W	125.51'
L189	N 84°48'47" E	74.29'
L190	N 68°57'31" E	127.14'
L191	N 61°40'15" E	23.17'



STATE OF NORTH CAROLINA MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)**, including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check ☒ in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/or oil and gas rights from the owner or by reservation of the mineral rights and/or oil and gas rights by the owner. If mineral rights and/or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

	Yes	No	No Representation
<u> </u> Buyer Initials			<input checked="" type="checkbox"/>
1. Mineral rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u> </u> Buyer Initials		<input checked="" type="checkbox"/>	
2. Seller has severed the mineral rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u> </u> Buyer Initials		<input checked="" type="checkbox"/>	
3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u> </u> Buyer Initials			<input checked="" type="checkbox"/>
4. Oil and gas rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u> </u> Buyer Initials		<input checked="" type="checkbox"/>	
5. Seller has severed the oil and gas rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u> </u> Buyer Initials		<input checked="" type="checkbox"/>	
6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

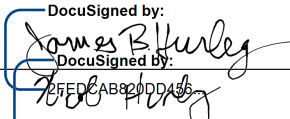
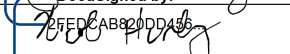
Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: **Poplar Gap Rd., Hot Springs, NC 28743**

Owner's Name(s): **James B. Hurley, Nicole S. Hurley**

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature:  DocuSigned by: **James B. Hurley** Date 3/18/2024
 Owner Signature:  DocuSigned by: **Nicole S. Hurley** Date 3/18/2024

Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: _____ Date _____

Purchaser Signature: _____ Date _____

REC 4.25

1/1/15



CONSTRUCTION AUTHORIZATION

Madison County Health Department
493 Medical Park Drive

Marshall NC 28753
Phone: 828-649-9598 Fax: 828-649-9370

For Office Use Only

*CDP File Number 324856 - 1
County ID Number: 8736-56-4407
Evaluated For: NEW
Township:

PERMIT VALID UNTIL:

07 / 10 / 2025

Applicant: James Hurley
Address: 2746 Fox Trot Road
City: Charleston
State/Zip: SC 29414
Phone #: (843) 801-2417

Property Owner: Buckeye Ridge Phase 1
AFlorida,LLC
Address:
City: 828-734-4181
State/Zip:
Phone #:

Property Location & Site Information

Address/Road #: 000 Poplar Gap Road
Hot Springs NC 28743

Subdivision:

Phase:

Lot:

Structure: SINGLE FAMILY
of Bedrooms: 3
of People: 4

Directions

Travel 25/70NW towards Hot Springs, take Hwy 209 South to right on Meadow Fork and right onto Little Creek onto Polar Gap Road, then go about 1 mile onto Property on left.

*Water Supply: NEW WELL

System Specifications

*Site Classification: Provisionally Suitable

Minimum Trench Depth: 18 Inches

Saprolite System? ☐ Yes ☒ No

Minimum Soil Cover: 6 Inches

Design Flow: 360

Maximum Trench Depth: 24 Inches

Soil Application Rate: 0.38

Maximum Soil Cover: 12 Inches

*System Classification/Description:

*Distribution Type: GRAVITY - SERIAL

TYPE III G. OTHER NON-CONV. TRENCH SYSTEMS

Septic Tank: 1000 Gallons

*Proposed System: 25% REDUCTION

1-Piece: ☐ Yes ☒ No

Pump Required: ☐ Yes ☒ No ☐ May Be Required

Nitrification Field 950 Sq. ft.

Pump Tank: Gallons

No. Drain Lines 3

1-Piece: ☐ Yes ☐ No

Total Trench Length: 240 ft.

GPM--vs-- ft. TDH

Trench Spacing: 9 - 00 ☐ Inches O.C. ☒ Feet O.C.

Dosing Volume: Gallons

Trench Width: 36 - 00 ☐ Inches ☐ Feet

Aggregate Depth: 0 inches

Grease Trap: Gallons

Pre-Treatment: ☐ NSF ☐ TS-I ☐ TS-II

Septic Tank Installer Grade Level Required: ☐ I ☒ II ☐ III ☐ IV

Repair System Required: ☐ Yes ☐ No ☒ No, but has Available Space ☐ Open Pump System Sheet

Repair System

*Site Classification: Provisionally Suitable

Design Flow: 3 6 0

Soil Application Rate: 0 . 3 8

*System Classification/Description:
TYPE III G. OTHER NON-CONV. TRENCH SYSTEMS

*Proposed System: 25% REDUCTION

Nitrification Field 9 5 0 Sq. ft.

No. Drain Lines 3

Total Trench Length: 2 4 0 ft.

Trench Spacing: 9 - 0 0 ☐ Inches O.C. ☒ Feet O.C.Trench Width: 3 6 - 0 0 ☒ Inches ☐ Feet

Aggregate Depth: 0 inches

Minimum Trench Depth: 1 8 Inches

Minimum Soil Cover: 6 Inches

Maximum Trench Depth: 2 4 Inches

Maximum Soil Cover: 1 2 Inches

*Distribution Type: GRAVITY - SERIAL

Pump Required: ☐ Yes ☒ No ☐ May Be RequiredPre-Treatment: ☐ NSF ☐ TS-I ☐ TS-II***Site Modifications**

No grading or construction activity is allowed in areas designated for system and repair without approval of Health Department.

Characters
Remaining

750

***Permit Conditions**

The issuance of this permit by the Health Department in no way guarantees the issuance of other permits. The permit holder is responsible for checking with appropriate governing bodies in meeting their requirements.

>50' from creek, >10' from property line, clear of any fill areas.

Characters
Remaining

1934

This Authorization for Wastewater System Construction shall be valid for a person equal to the period of validity of the Improvement Permit, not to exceed five years, and may be issued at the same time the Improvement Permit issued (NCGS 130A-336(b)). If the installation has not been completed during the period of validity of the Construction Permit, the information submitted in the application for a permit or Construction Authorization is found to have been incorrect, falsified or changed, or the site is altered, the permit or Construction Authorization shall become invalid, and may be suspended or revoked (.1937(g)). The person owning or controlling the system shall be responsible for assuring compliance with the laws, rules, and permit conditions regarding system location, installation, operation, maintenance, monitoring, reporting and repair (1938(b)).

Applicant/Legal Reps. Signature Required? ☐ Yes ☐ No

Applicant/Legal Reps. Signature: _____

Date: ____ / ____ / ____

*Issued By: _____

Date of Issue: 0 7 / 1 0 / 2 0 2 0

Authorized State Agent: _____

Malfunction Log ☐ Yes

☒ Hand Drawing ☐ Import Drawing
Site Plan/Drawing attached.

CONSTRUCTION AUTHORIZATION

Madison County Health Department

493 Medical Park Drive

CDP File Number: 324856 - 1

County File Number: 8736-56-4407

Marshall

NC

28753

Date: 07 / 10 / 2020

Drawing Drawing Type: Construction Authorization

Scale: _____
○ Inch
○ Block = _____ ft.
⊗ N/A

