

7+ Acres of Spectacular Riverfront!



Offered for \$429,000
MLS# 4098745

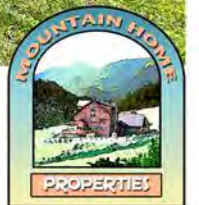
- *7+ Acres with frontage on the French Broad River.*
- *Power & Fiber Internet on site. Adjoins National Forest.*
- *Combination of pasture and woods.*
- *Great location to relax and get away from it all!*
- *Driveway in place. Level home sites, 2 septic systems installed.*
- *Direct river access with your own private beach for water sports & fishing.*
- *10 min. from the town of Hot Springs with restaurants, shops, galleries, and brewery*



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 Easy Street, Hot Springs, North Carolina 28743

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List Price: **\$429,000**

MLS#: **4098745** Category: **Lots/Acres/Farms** County: **Madison**
Status: **ACT** City Tax Pd To: **No City Taxes Paid** Tax Val: **\$99,999**
Subdivision: **None** Zoning: **RES** Complex:
Zoning Spec: **Res** Deed Ref: **716/619**
Parcel ID: **portion of 8851-31-8457** Deed Description **Bk716/Pg619 Survey PB10/PG205**
Legal Desc: **7.77** Apx Lot Dim:
Lot Desc: **Adjoins Nat/State Forest, Flood Plain, Level, Pasture, Private, Riverfront, Trees, Views, Waterfront**
Elevation: **1000-1500 ft.**



General Information

Type: **Acreage**
Can Divide?: **No**
\$/Acres: **\$55,212.36**
Levels:

School Information

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

Land Information

Apx Acres: **7.77**
Acres Cleared:
Acres Wood:
Min SF to Bld: **0**
Prop Found:
Rd Frontage: **Private Road**
Lot Desc:

Utility/Plan Information

Sewer: **Septic Installed**
Water: **Well Needed**
Dwellings: **No**
Beds Septic: **4**

Restrictions: **No Restrictions**

Additional Information

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

Lease Considered: **No**

Features

Lot Description: **Adjoins Nat/State Forest, Flood Plain, Level, Pasture, Private, Riverfront, Trees, Views, Waterfront**
Waterbody Nm: **French Broad River**
View: **Mountain(s), Water**
Fixtures Exclsn: **No**
Exterior Cover:
Road Surface: **Gravel**
Roof:
Suitable Use: **Private Estate, Recreational/2nd House, Residential**
Utilities: **Electricity Connected, Fiber Optics, Wired Internet Available**
Exterior Feat: **Storage Unit**

Lake/Wtr Amen: **Paddlesport Launch Site**

Doors:
Basement Dtls:
Road Frontage: **Private Road**
Patio/Porch:
Other Structure: **Shed(s)**
Fire Sprinkler:

Association Information

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

Remarks Information

Public Rmrks: **7+ acres of spectacular riverfront! Adjoins National Forest. Driveway in place. Level home sites. Two septic systems installed. Power and fiber internet. Pasture. Woods. Direct river access and beach for water sports and fishing! 10 minutes from the town of Hot Springs with restaurants, shops, galleries, brewery. Hike The Appalachian Trail which comes right thru the town or soak in the Hot Springs mineral baths along the river and Spring Creek. Road Maintenance Agreement to be determined before Closing. Great location to relax and get away from it all!**

Directions: **By appointment only. Contact Listing agent. No drive-bys!**

Listing Information

DOM: **159** CDOM: **159** Slr Contr:
UC Dt: DDP-End Dt: LTC:

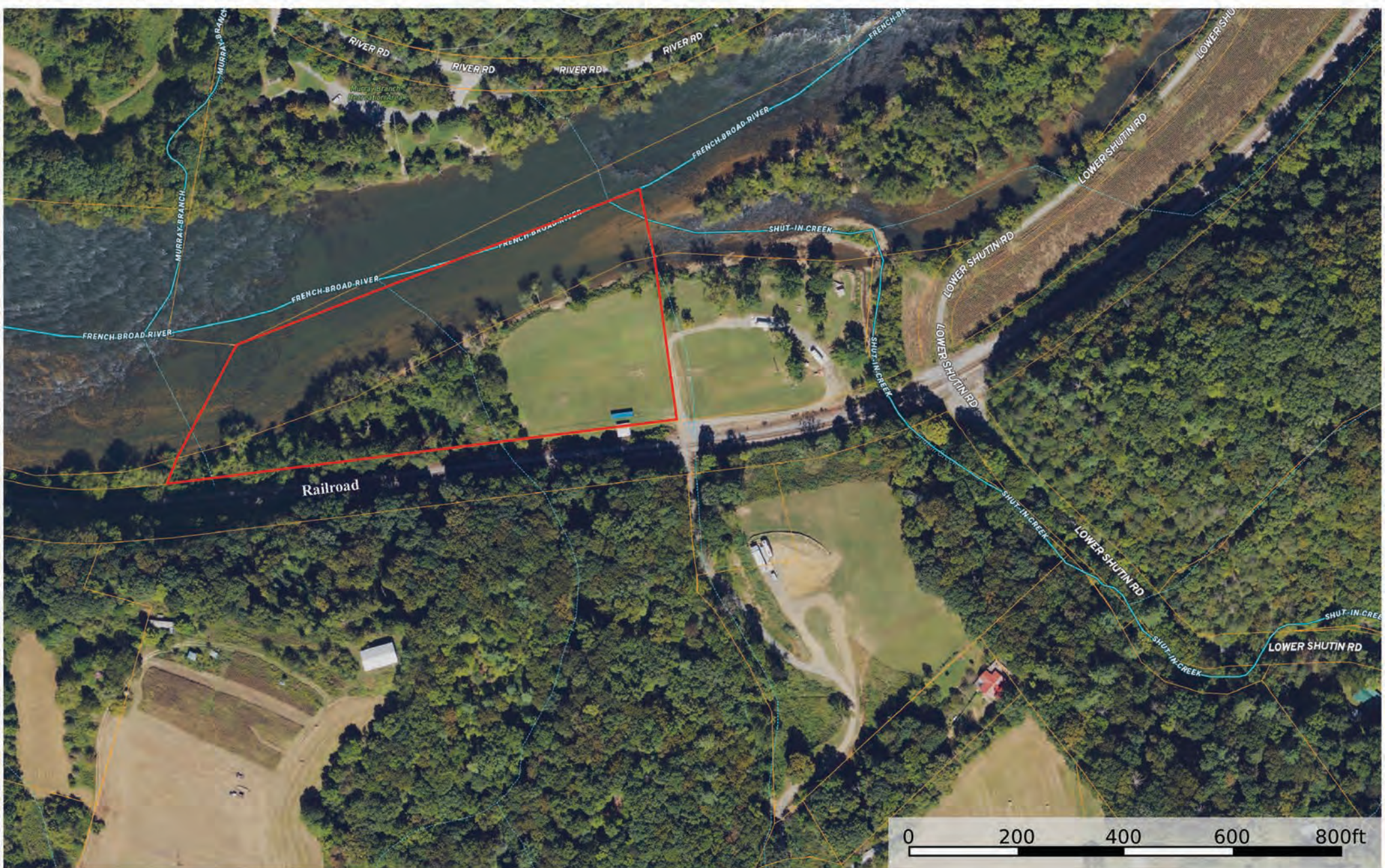
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TBD Easy Street, Hot Springs, NC 28743
Price: \$429,000





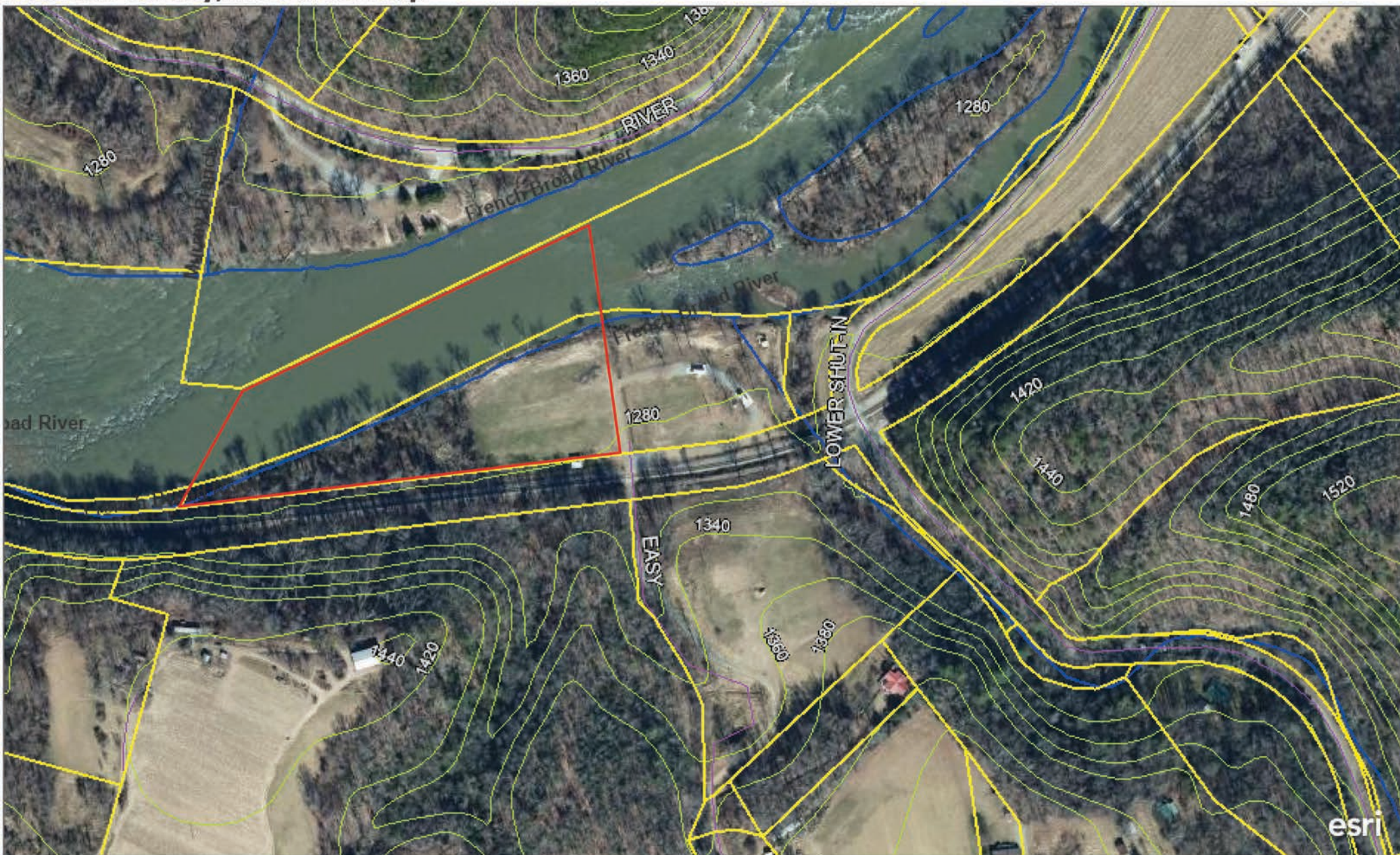


7.77 ac
Madison County, NC



Stream, Intermittent River/Creek Water Body

Madison County, NC Parcel Map

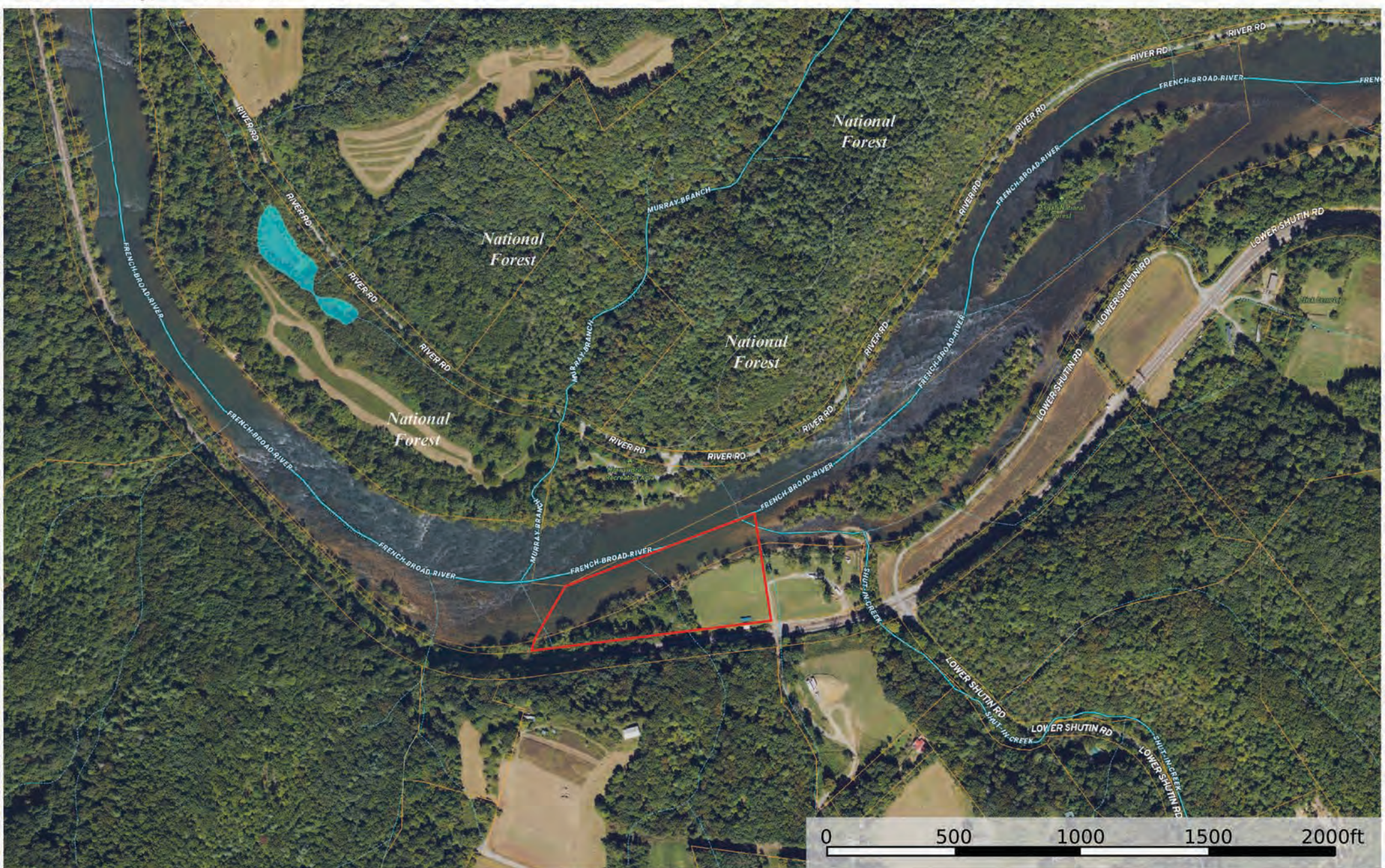


Shows parcels of Madison County, NC

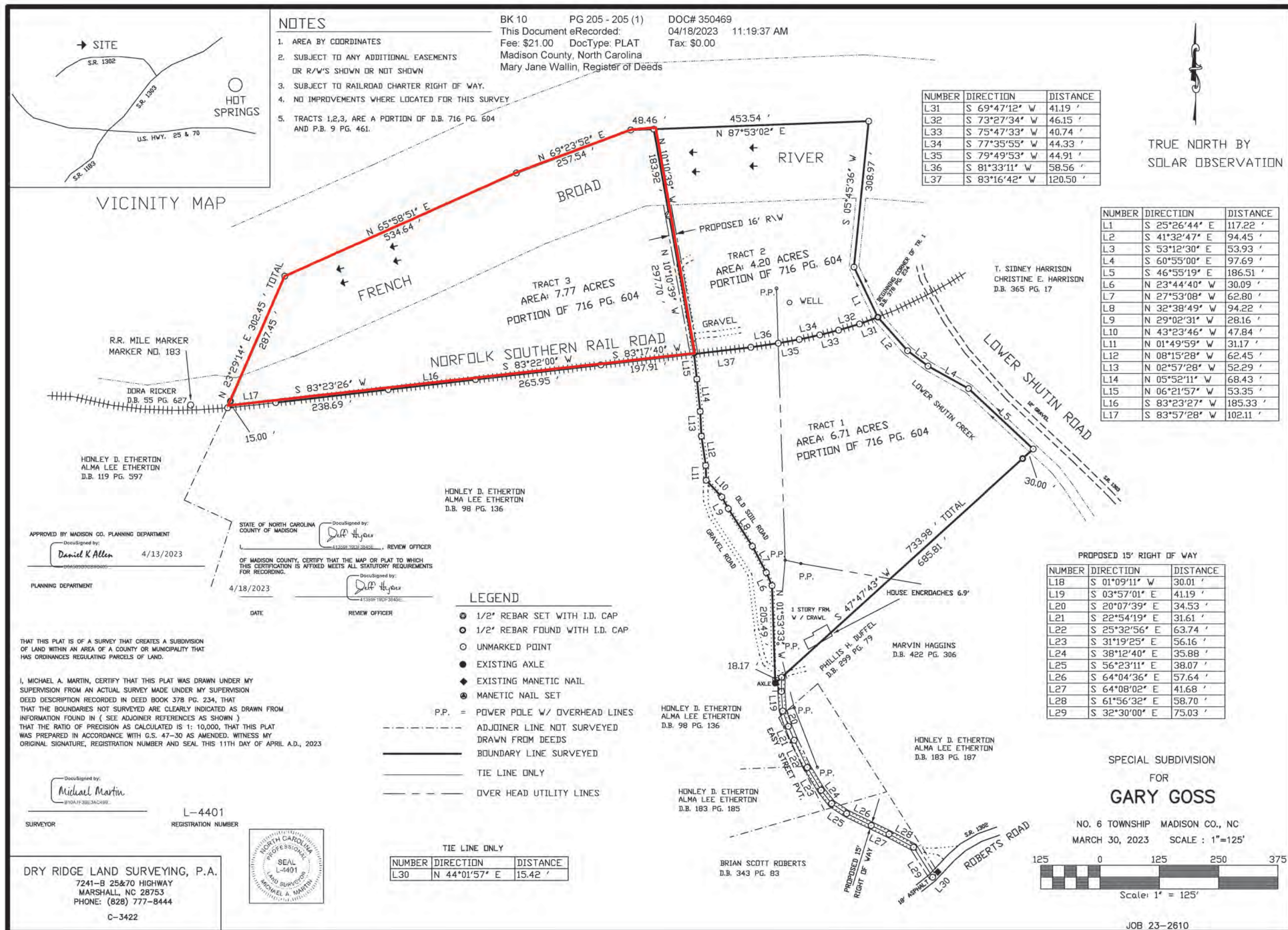
300ft

NC CGIA, NC CGIA, Maxar | NC OneMap, NC Center for Geographic Information and Analysis, NC 911 Board | LIDAR data is maintained by the Flood Mapping Program. Elevation products generated by NCDOT-GIS Unit. Data made available by the NC Center for Geographic Information and Analysis, through NC OneMap.

7.77 acres
Madison County, North Carolina



Stream, Intermittent River/Creek Water Body



PART 3: Authorization to Operate (ATO)

LHD USE ONLY: Initial submittal of request for ATO received: 1/25/24 by SG
Date Initials

The following items are included in this Authorization to Operate for an EOP:

- | | | |
|---|---|--|
| 1. Signed and sealed copy of the Soil Scientist's report that includes the information in G.S. 130A-336.1(k)(1) and 15A NCAC 18A .1971(f) | ☒ Yes | ☐ No |
| 2. Operation and management program and ORC contract, if applicable | ☒ Yes | ☐ No |
| 3. Letter documenting Owner's acceptance of the system from the PE | ☒ Yes | ☐ No |
| 4. Owner meets requirements of ownership or control of the system per 15A NCAC 18A .1938(j) | ☒ Yes | ☐ No |
| 6. Easement, right of way, or encroachment agreement required per 15A NCAC 18A .1938(j) | ☐ Yes | ☒ No |
| 7. Multi-party agreements required, as applicable, pursuant to 15A NCAC 18A .1937(h) | ☐ Yes | ☒ No |
- If yes, agreements filed in _____ County Register of Deeds in Deed Book _____ Page _____

Attestation by the Owner or the Soil Scientist for Authorization to Operate

I, Stephen B. Chambers hereby attest that all items indicated above have been provided
Print name of Owner or Soil Scientist
and the system meets applicable federal, State, and local laws, regulations, rules, and ordinances in accordance with G.S. 130A-336.1(e)(6).

 Stephen B. Chambers 12/4/2023
Signature of Owner or Soil Scientist Date

NOTES:

LIABILITY: The Department, the Department's authorized agents, or local health departments shall have no liability for wastewater systems designed, constructed, and installed pursuant to an Engineer Option Permit [G.S. 130A-336.1(f)]

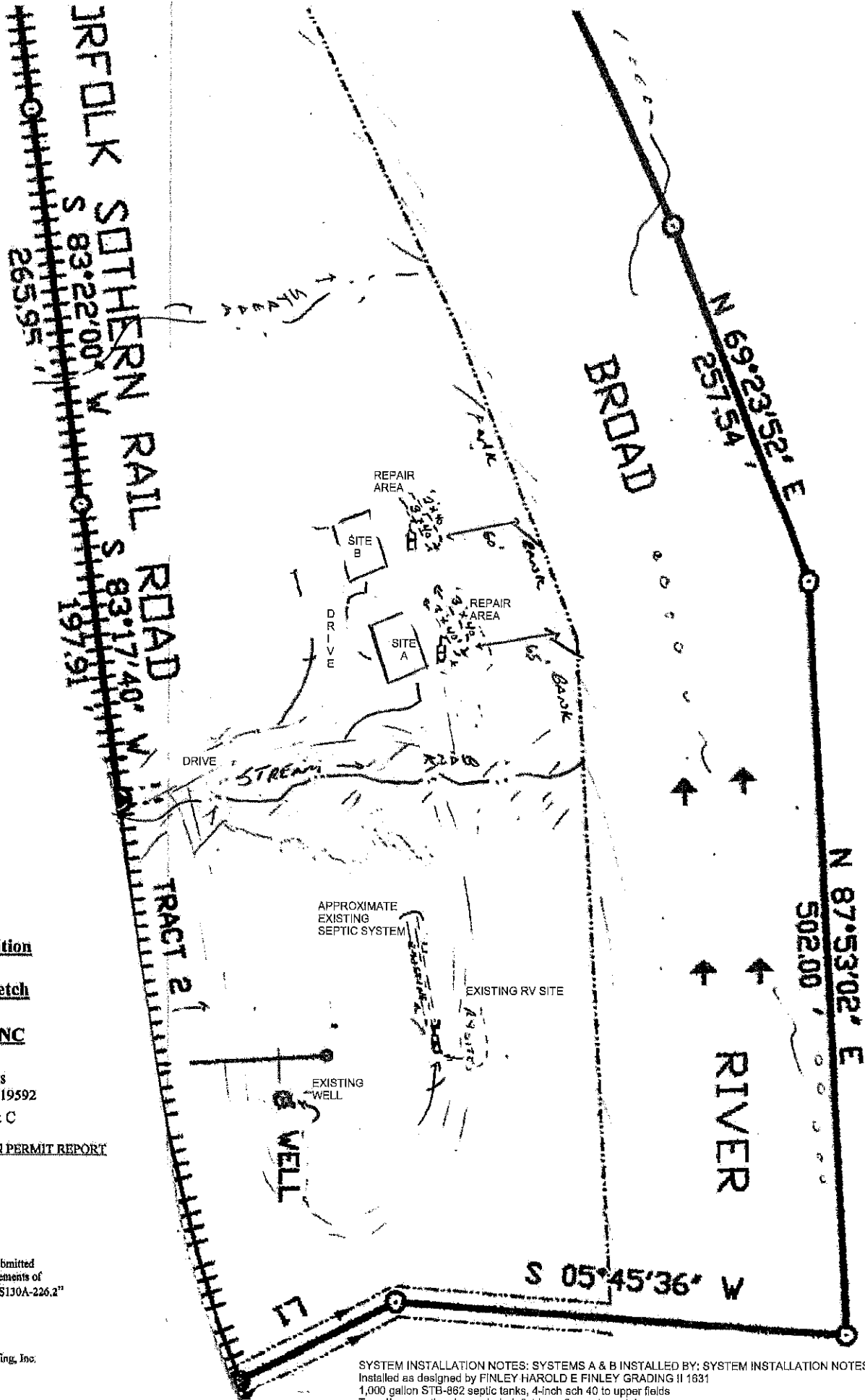
NC DEPARTMENT OF HEALTH AND HUMAN SERVICES • DIVISION OF PUBLIC HEALTH

LOCATION: 5605 SIX FORKS RD, RALEIGH NC 27609

MAILING ADDRESS: 1642 MAIL SERVICE CENTER, RALEIGH NC 27699-1642

www.ncdhhs.gov • TEL: 919-707-5874 • FAX: 919-845-3972

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER



Soil & Site Evaluation

System Design Sketch

Madison County, NC

Gary Goss
Easy Street / Hot Springs
18.68 Acres Pin: 8851319592
Tract 2 Systems A, B, & C

SOIL SCIENTIST OPTION PERMIT REPORT



"The LSS Evaluation is being submitted pursuant to and meets the requirements of S.L. 2020-97 Section 3.19 and GS130A-226.2"

1/1/2022 Chambers Soil Consulting, Inc.
NC LSS#1228

SYSTEM INSTALLATION NOTES: SYSTEMS A & B INSTALLED BY: SYSTEM INSTALLATION NOTES
Installed as designed by FINLEY HAROLD E FINLEY GRADING II 1831
1,000 gallon STB-882 septic tanks, 4-inch sch 40 to upper fields
Type II conventional gravel drainfields as flagged - serial
distribution with 4-inch solid corrugated flex crossover connections
> 100 feet to well sites