

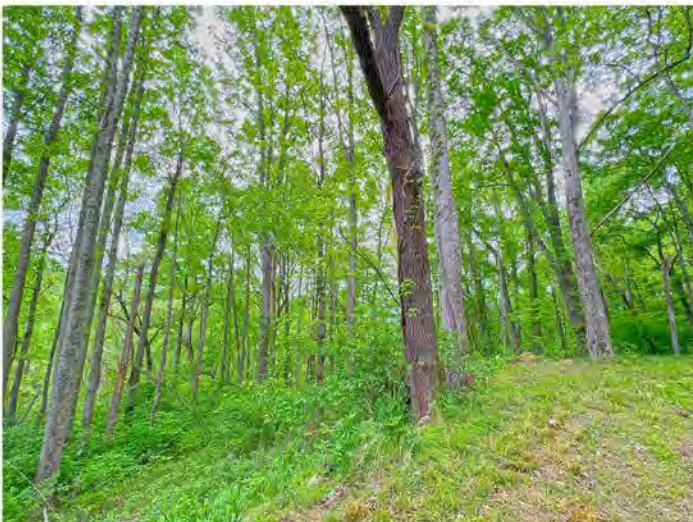
6.28 Unrestricted Acres with Incredible Old Growth Trees!



Offered for \$75,000
MLS#4136161



- * Joins Pisgah National Forest!
- * Great building site nestled among majestic trees.
- * Privacy with Western and Eastern Exposure
- * Excellent mountain views with some clearing.



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 Caldwell Mountain Road, Hot Springs, North Carolina 28743

TBD Caldwell Mountain Road, Hot Springs, North Carolina 28743

List Price: **\$75,000**

MLS#: **4136161** Category: **Lots/Acres/Farms** County: **Madison**
Status: **ACT** City Tax Pd To: **Hot Springs** Tax Val: **\$72,497**
Subdivision:
Zoning Spec: **R-A** Zoning: **RA**
Parcel ID: **8745-38-4861 +1 + more** Deed Ref: **267-297**
Legal Desc: **PB 166/676, 172/742**
Apx Acres: **6.28** Apx Lot Dim:
Lot Desc: **Hilly, Private, Rolling Slope, Sloped, Trees, Views, Wooded**
Elevation: **3000-3500 ft.**



General Information

Type: **Acreage**
Can Divide?:
\$/Acres: **\$11,942.68**
Levels:

Land Information

Apx Acres: **6.28**
Acres Cleared:
Acres Wood:
Min SF to Bld: **0**
Prop Found:
Rd Frontage: **Easement, Private Road, State Road**
Lot Desc: **Hilly, Private, Rolling Slope, Sloped, Trees, Views, Wooded**
Restrictions: **N/A**

School Information

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

Utility/Plan Information

Sewer: **Septic Needed**
Water: **Well Needed**

Dwellings: **No**
Beds Septic:

Additional Information

Prop Finance: **Cash, Construction Perm Loan, Conventional, Exchange** Lease Considered: **No**
Ownership: **Seller owned for at least one year**
Spcl Cond: **None**
Rd Respons: **Publicly Maintained Road, Privately Maintained Road**
Addl Parcels: **8745-39-4594**

Features

Lot Description: **Hilly, Private, Rolling Slope, Sloped, Trees, Views, Wooded**
Waterbody Nm:
View: **Mountain(s)** Lake/Wtr Amen: **None**
Fixtures Exclsn: **No** Doors:
Exterior Cover: Basement Dtls:
Road Surface: **Dirt, Gravel, Paved** Road Frontage: **Easement, Private Road, State Road**
Roof: Patio/Porch:
Other Equipmnt: Other Structure: **None**
Suitable Use: **Residential** Horse Amenities: **None**
Utilities: **Fiber Optics, Propane, Satellite Internet Available** Fire Sprinkler:
Comm Feat: **None**

Association Information

Subject to HOA: **None** Subj to CCRs: **Undiscovered** HOA Subj Dues:
Prop Spc Assess: **/None**
Spc Assess Cnfrm: **/None**

Remarks Information

Public Rmrks: **6.28 Acres with INCREDIBLE OLD Growth Trees! Joins the Pisgah National Forest. Privacy in a beautiful setting with a great building site tucked in the majestic trees. West and Eastern exposures. Will have very nice mountain views with some clearing.**
Directions: **Caldwell Mountain Road to 1370. This is the access road for the two lots. Refer to map as to where to park. It is very dry and you have an SUV with good clearance you can drive up. It is not a long walk.**

Listing Information

DOM: **1** CDOM: **1** Slr Contr:
UC Dt: DDP-End Dt: LTC:

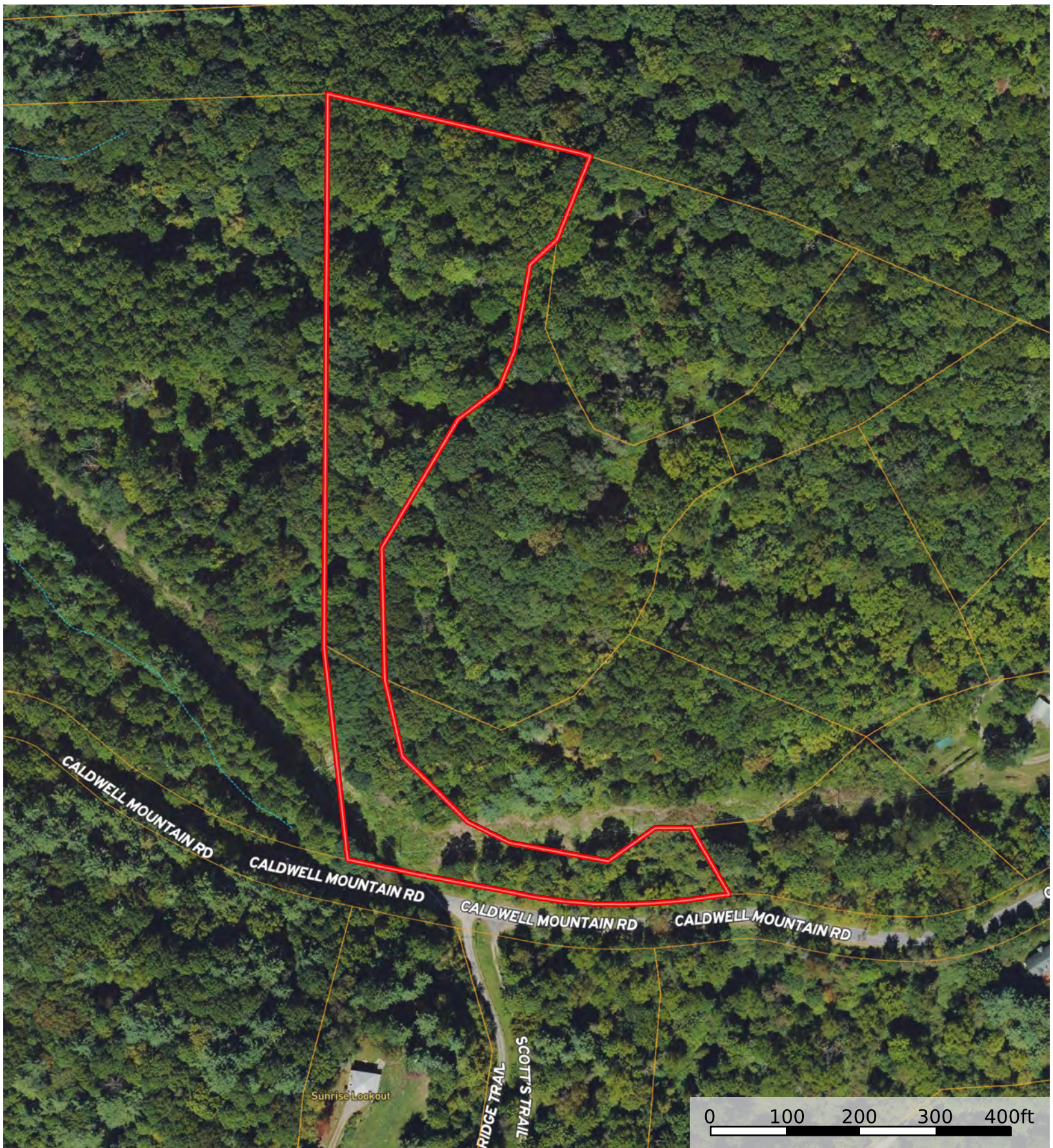
MLS#: 4136161

TBD Caldwell Mountain Rd, Hot Springs, NC 28743

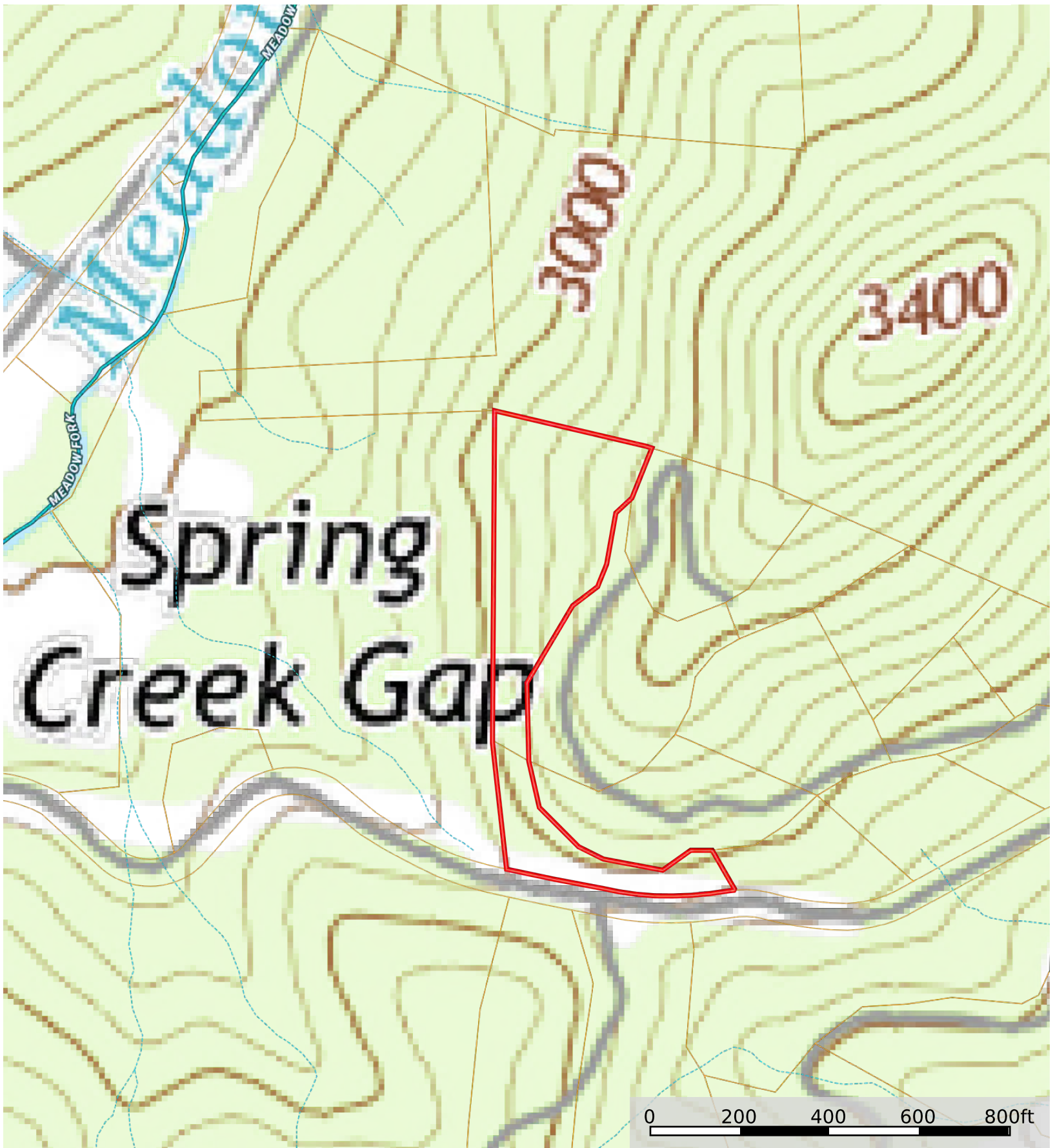
Price: \$75,000







- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



National Forest

*GIS Parcels Lines Are Shifted to the West
Property Lines follow the red Driveway Line*

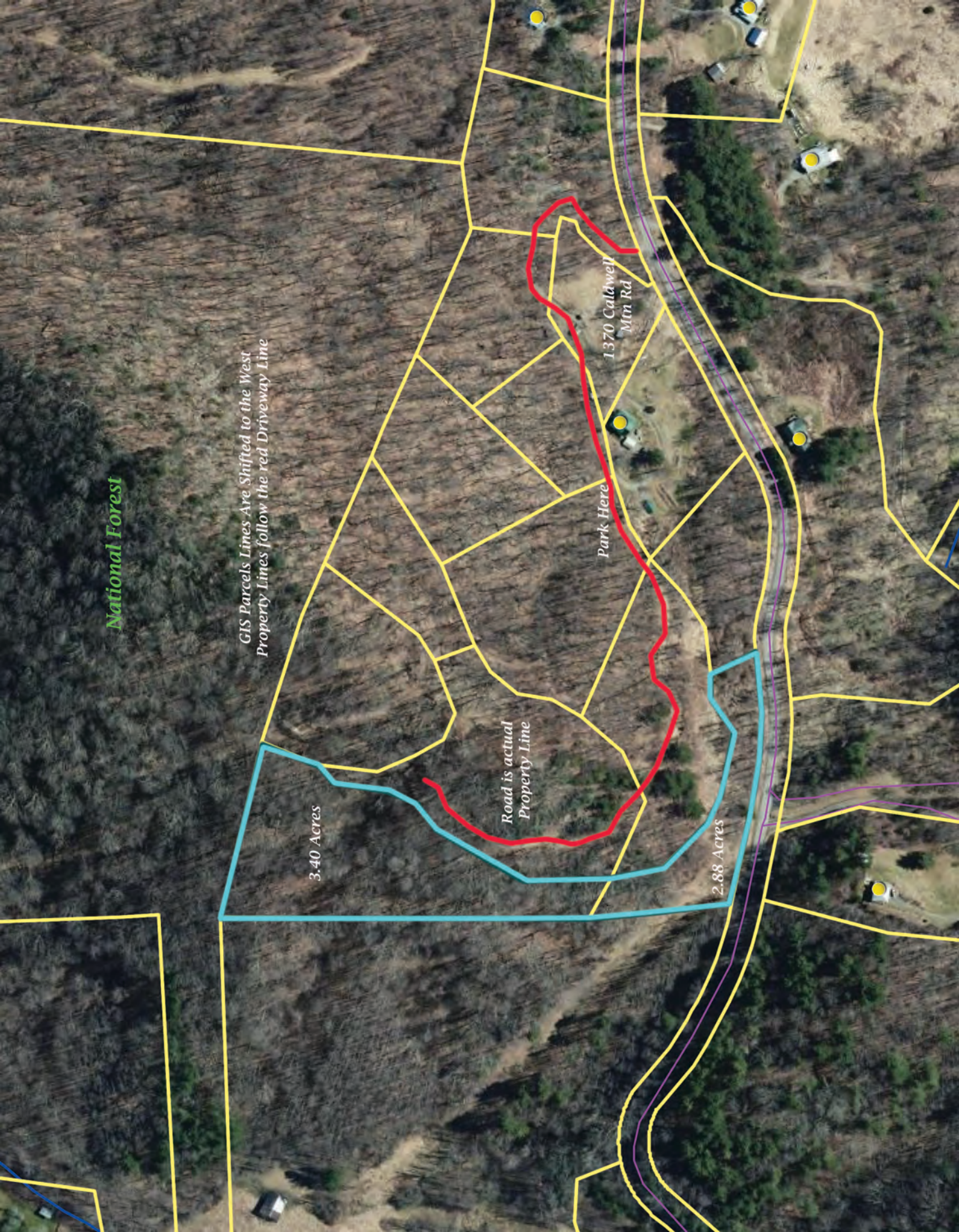
3.40 Acres

*Road is actual
Property Line*

2.88 Acres

*1370 Caldwell
Mtn Rd*

Park Here



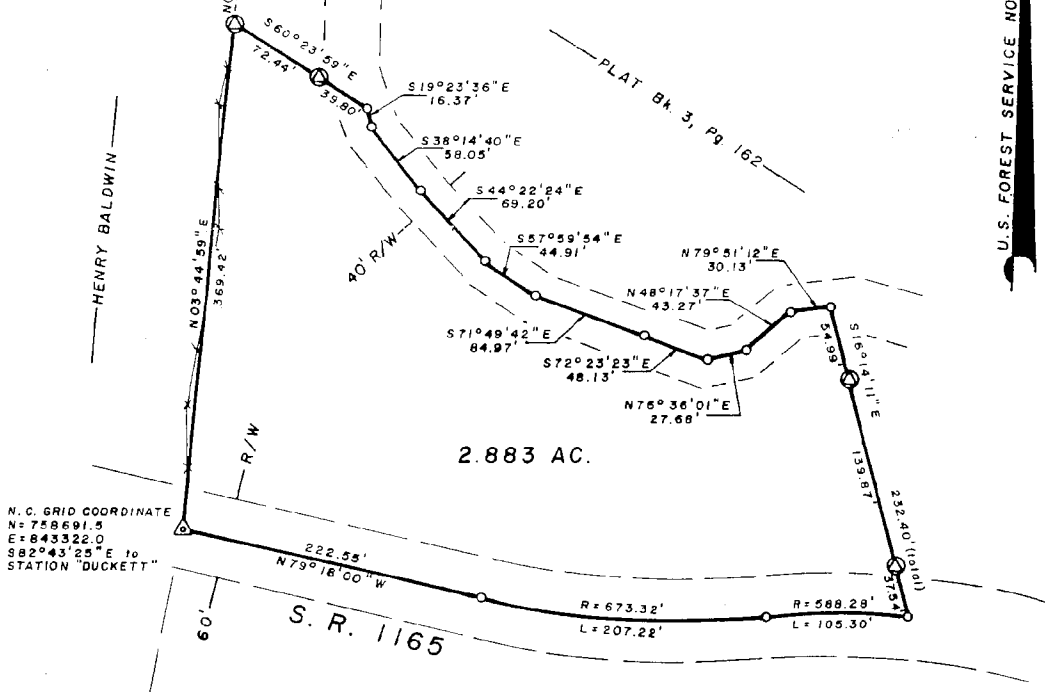
LEGEND

- ⊙ 3/4" IRON PIPE SET
- UNMARKED CORNER
- ✕ FENCE
- △ R.R. SPIKE SET

BEING A PORTION OF 145/559

ALUMINIUM MONUMENT
 COR. 5, T. 605
 NORTHWEST CORNER OF
 PLAT Bk. 3, Pg. 162

U.S. FOREST SERVICE NORTH - T. 605



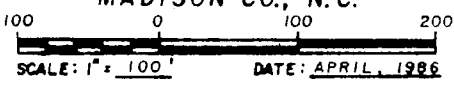
N.C. GRID COORDINATE
 N = 758691.5
 E = 843322.0
 S82°43'25"E to
 STATION "DUCKETT"

CARLETON LILLIE
 PLAT Bk. 3, Pg. 162
 145/559

SURVEY FOR

DANIEL R. WINCHESTER

NO. 8 TOWNSHIP
 MADISON CO., N.C.



McMAHAN & REESE, P.A.
 P.O. BOX 1296
 WEAVERVILLE, N.C. 28787
 704-645-3796

JOB NO. 81-442-06

Seal of the Surveyor General of North Carolina
 L. 2475
Signature of Daniel R. Winchester

