

**9.83 acres in beautiful Cold Springs Ranch joining the Pisgah National Forest!**



***Gorgeous views from the greenspace on Ore Knob!  
Hiking & Biking trails lead into National Forest.***

***Offered for \$152,500  
MLS#4155728***



***Several potential, level homesites.  
Gated access road leading to property.***



***Greenspace encompasses over 50+acres.  
Includes beautiful fishing pond.***



***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***



# 999 Juniper Road Unit #23, Hot Springs, North Carolina 28743

## 999 Juniper Road #23, Hot Springs, North Carolina 28743

List Price: **\$152,500**

MLS#: **4155728** Category: **Lots/Acres/Farms** County: **Haywood**  
Status: **ACT** City Tax Pd To: **No City Taxes Paid** Tax Val: **\$88,500**  
Subdivision: **Cold Springs Ranch** Zoning: **RES** Complex:  
Zoning Spec: **Res** Deed Ref: **522/231**  
Parcel ID: **8725-30-2513** Legal Desc: **See Deed Description BK522 PG231 Survey CABG/2808**  
Appl Acres: **9.83** Lot Desc: **Adjoins Nat/State Forest, Private** Apx Lot Dim:  
Elevation: **3500-4000 ft.**



### General Information

Type: **Acreage**  
Can Divide?: **No**  
\$/Acres: **\$15,513.73**  
Levels:

### School Information

Elem: **Unspecified**  
Middle: **Unspecified**  
High: **Unspecified**

### Land Information

Apprx Acres: **9.83**  
Acres Cleard:  
Acres Wood:  
Min SF to Bld: **1,500**  
Prop Found:  
Rd Frontage: **Private Road**  
Lot Desc: **Adjoins Nat/State Forest, Private**  
Restrictions: **Architectural Review, Square Feet, Other - See Remarks**

### Utility/Plan Information

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

### Additional Information

Prop Finance: **Cash, Conventional** Lease Considered: **No**  
Ownership: **Seller owned for at least one year**  
Spcl Cond: **None**  
Rd Respons: **Privately Maintained Road**

### Features

Lot Description: **Adjoins Nat/State Forest, Private**  
Waterbody Nm:  
View: **Mountain(s)**  
Fixtures Exclsn: **No**  
Exterior Cover:  
Road Surface: **Gravel**  
Roof:  
Suitable Use: **Private Estate, Recreational/2nd House, Residential**  
Utilities: **Electricity Connected, Phone Connected, Underground Power Lines, Underground Utilities**  
Comm Feat: **Gated Community, Picnic Area, Pond, Recreation Area, Walking Trails, Other**  
Lake/Wtr Amen: **Other - See Remarks**  
Doors:  
Basement Dtls:  
Road Frontage: **Private Road**  
Patio/Porch:  
Other Structure: **Other - See Remarks, None**  
Fire Sprinkler:

### Association Information

Subject to HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues: **Mandatory**  
HOA Mangement: **Mike Miller** HOA Phone: **828-627-2051** Assoc Fee: **\$750/Annually**  
Prop Spc Assess: **No**  
Spc Assess Cnfrm: **No**

### Remarks Information

Public Rmrks: **Adjoining National Forest and additional protected greenspace together create this very special, completely private 9.8 acres located in pristine Cold Springs Ranch; a small gated community with outdoor and natural ideals. Beautiful potential homesites with large old growth trees, lush woodland. Main home site has fallen chimney stone remaining from an old cabin which once was here. Walk directly from the property onto the trails to thousands of acres of National Forest. This beautiful property also adjoins 50+ acres of community greenspace with additional hiking trails, fishing pond, Ore Knob with incredible panoramic long range mountain views; picnic area and meadow at 4300' elevation! Max Patch and the Appalachian Trail nearby. A unique opportunity for unmatched amazing mountain living!**  
Directions: **From Hot Springs go south on Hwy. 209 to right on Caldwell Mountain Rd. to left on Meadow Fork Rd. Continue and road will turn to gravel. At stop turn right onto Max Patch Rd. Continue for a mile to entrance o Cold Spring Ranch on left. (Gated). The main road in is Juniper Rd. and stay straight ahead on this road. Continue straight past pond and meadows and bear left at fork. Juniper Rd. continues. Go to end of road and property on right. Follow path at sign on right which leads to home site.**

### Listing Information

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

MLS#: 4155728  
999 Juniper Road #23, Hot Springs, NC 28743  
Price: \$152,500



Chimney Stone from old log cabin



Access Drive



Adjoins National Forest



9.8 Acres National Forest Retreat



4000 Ft Elevation Home Site



Beautiful Homesite





**Juniper Rd**



**Juniper Rd. into the property**



**Ore Knob Community Greenspace**



**Ore Knob**



**Elk in Community Greenspace**



**Cold Springs Ranch**



**Community Pond**



**Community Greenspace**



**Entrance**



**Entrance**

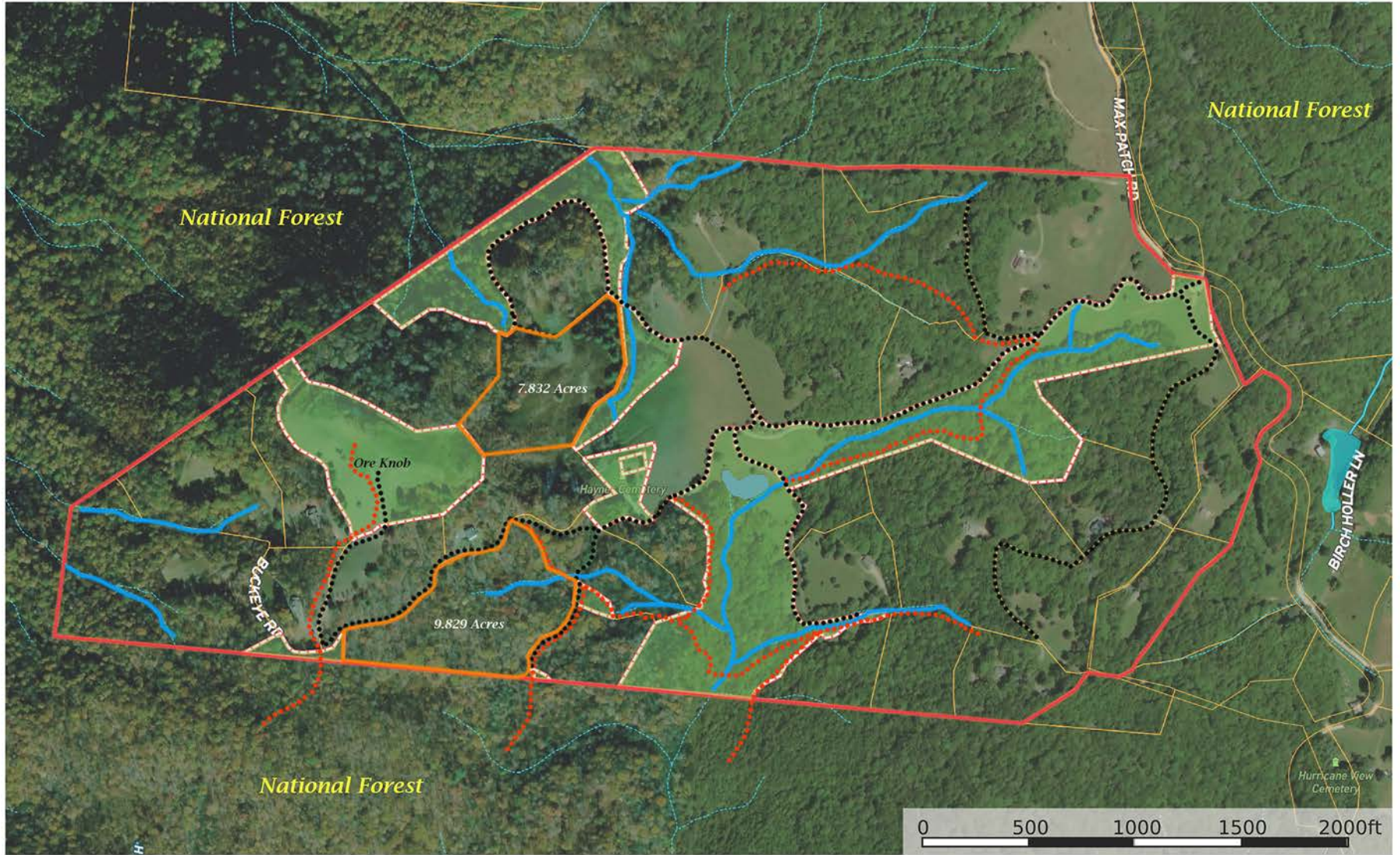


**Community Greenspace**




**Ore Knob**

# Cold Springs Ranch



 Community Property

 Creeks

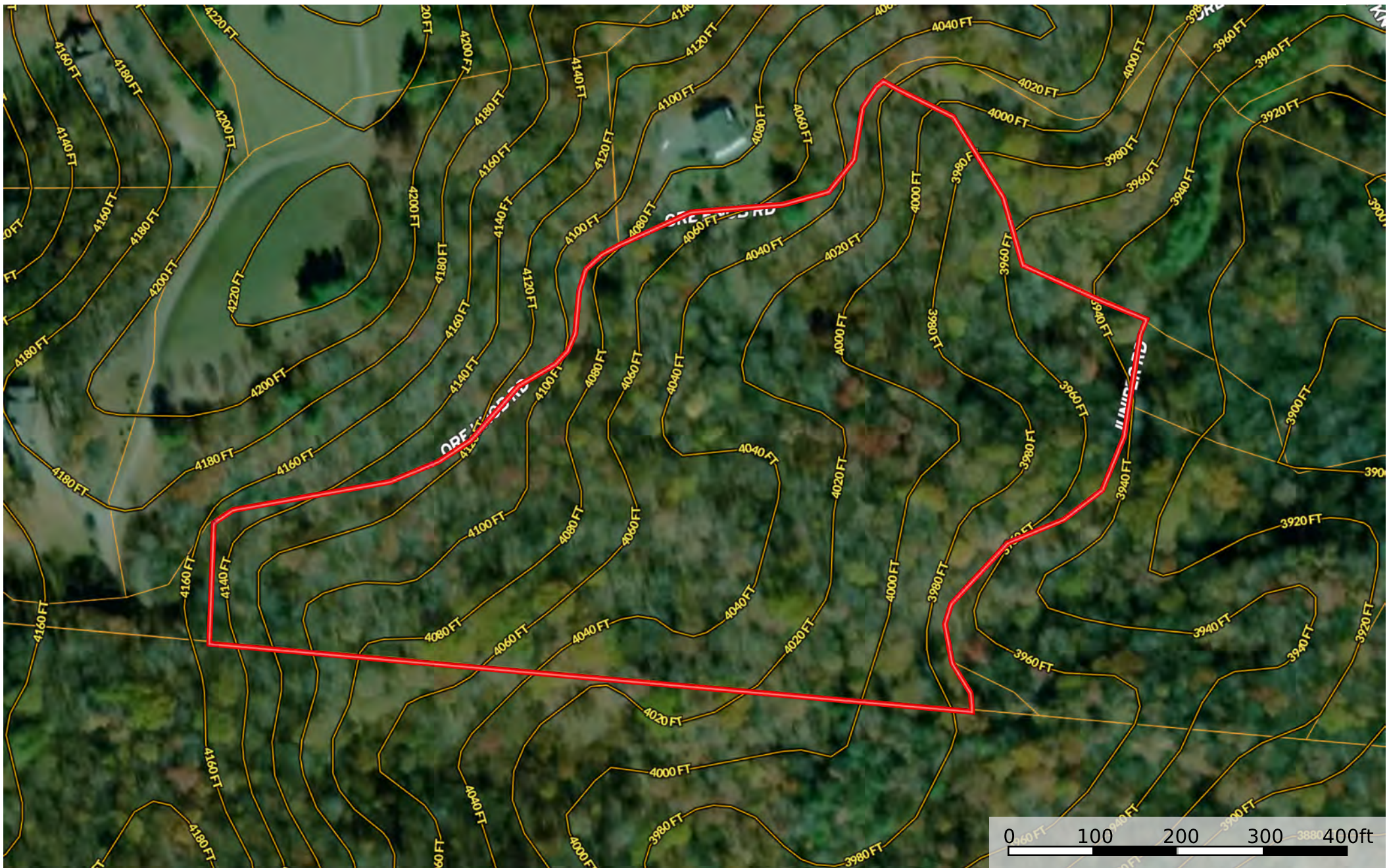
 Roads


 Hiking Trails




# #23 Juniper Rd.

Haywood County, North Carolina, 9.83 AC +/-

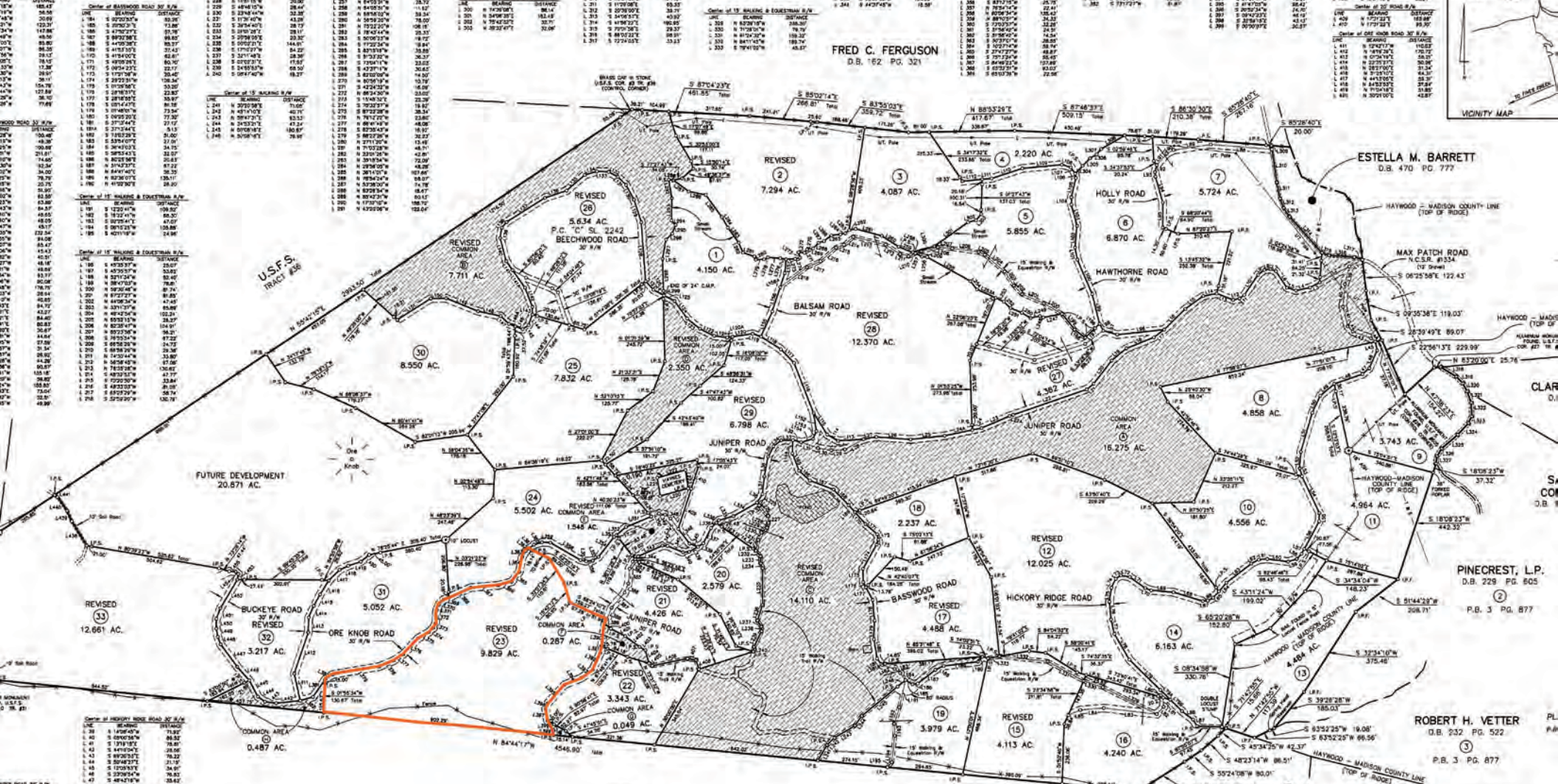


 Boundary

Cynthia DuBose

 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1.00	S 24°11'24" W	186.87	1.21	S 89°52'30" W	11.87	1.42	S 89°52'30" W	11.87	1.63	S 89°52'30" W	11.87
1.01	S 24°11'24" W	186.87	1.22	S 89°52'30" W	11.87	1.43	S 89°52'30" W	11.87	1.64	S 89°52'30" W	11.87
1.02	S 24°11'24" W	186.87	1.23	S 89°52'30" W	11.87	1.44	S 89°52'30" W	11.87	1.65	S 89°52'30" W	11.87



FRED C. FERGUSON  
D.B. 162 PG. 321

ESTELLA M. BARRETT  
D.B. 470 PG. 777

PINECREST, L.P.  
D.B. 228 PG. 805

ROBERT H. VETTER  
D.B. 232 PG. 522

CARL H. HANNAH  
D.B. 404 PG. 630

REVISION OF LOTS 3  
COLD SPRINGS  
PRECEDING L.P. -  
FINES CREEK TRP. HAWK  
REFERENCES: D.B. 450  
ALL THE MADISON  
REFERENCES: D.B. 229  
P.B. 3 PG. 877

- NOTES
- 1) ALL ROADS ARE PRIVATE EXCEPT N.C.S.R. #1334
  - 2) AREA COMPUTED BY D.A.D. METHOD.
  - 3) THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY THAT HAS AN ENDORSEMENT THAT REGULATES BARRELS OF LAND.
  - 4) ALL R/W'S ARE FOR ROADS (DRAVE) AND UTILITIES
  - 5) I.P.S. = IRON PIPE(IN) SET
  - 6) I.P.S. = IRON PIPE(IN) FOUND
  - 7) E.I.R. = EXISTING IRON PIPE
  - 8) TOTAL AREA = 252.06 ACRES
  - 9) NO HORIZONTAL CURVES FOUND WITHIN 3,000'
  - 10) PLAT NORTH IS BASED ON P.B. 3 PG. 877 AS RESPONDED IN MADISON COUNTY REGISTER.

STATE OF NORTH CAROLINA  
COUNTY OF HAYWOOD  
I, *Ray M. Hadden* REVIEW OFFICER OF HAYWOOD COUNTY,  
DO HEREBY CERTIFY THAT THIS SURVEY  
IS APPROVED AFTER ALL STATUTORY REQUIREMENTS FOR RECORDING.

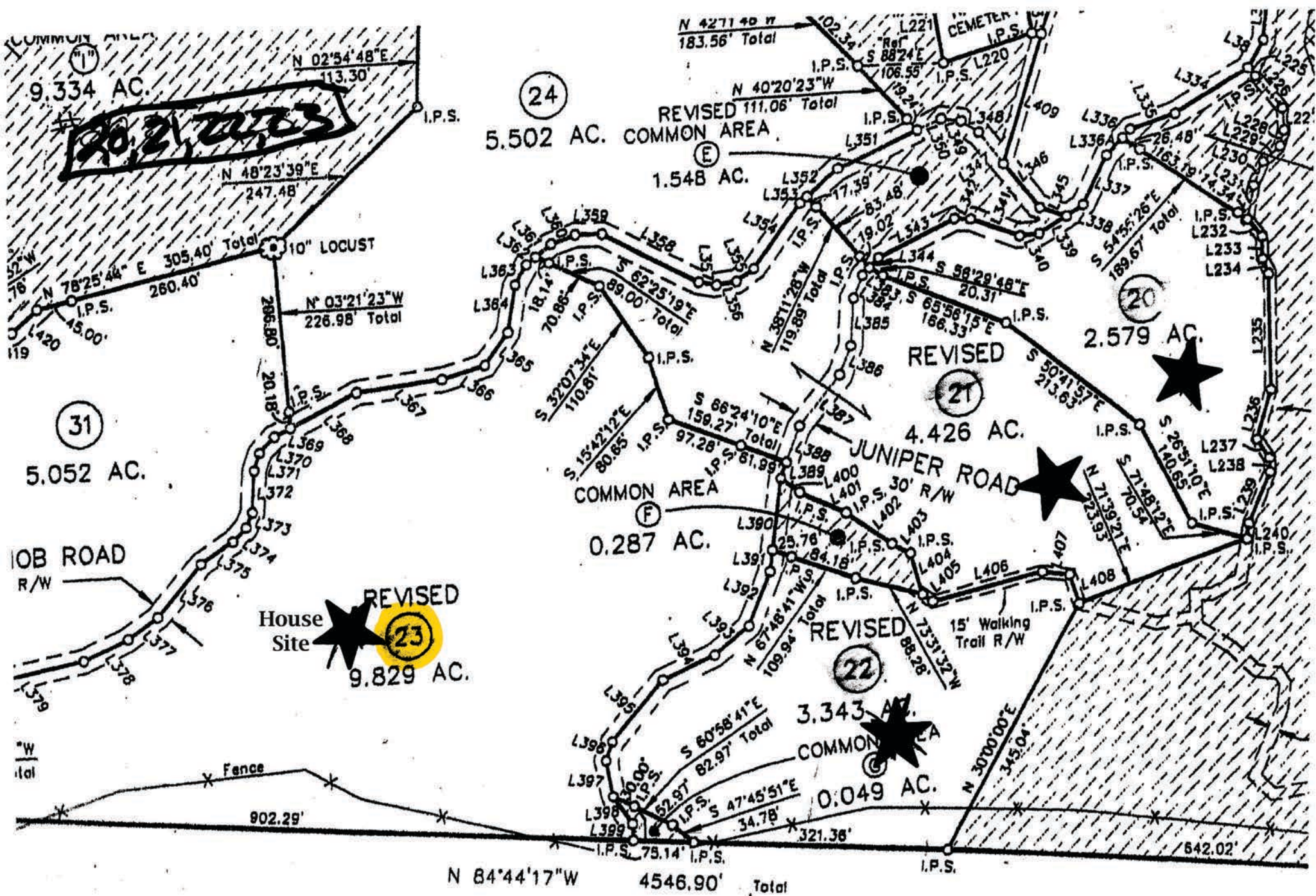
STATE OF NORTH CAROLINA  
COUNTY OF HAYWOOD  
THIS PLAT IS PREPARED FOR REGISTRATION AND RECORDED IN  
THIS OFFICE IN PLAT NUMBER C-2808  
ON 9<sup>th</sup> DAY OF October 2021 AT 3:52 PM

*Amy R. Murrain*  
REGISTERED DEED  
*Debra M. Collins, Deputy*



B-028-01





9.334 AC.  
 N 02°54'48"E 113.30'  
 N 48°23'39"E 247.48'

24  
 5.502 AC. COMMON AREA  
 1.548 AC.  
 N 40°20'23"W 111.06' Total

31  
 5.052 AC.

20  
 2.579 AC.  
 4.426 AC.  
 S 50°11'57"E 213.63'

House Site  
 REVISED  
 23  
 9.829 AC.

COMMON AREA  
 0.287 AC.  
 S 15°42'12"E 80.85'

22  
 3.343 AC. COMMON AREA  
 0.049 AC.  
 S 60°58'41"E 82.97' Total

N 84°44'17"W 4546.90' Total

\*W  
 Total

Fence  
 902.29'

15' Walking Trail R/W

JUNIPER ROAD

LOB ROAD R/W

CEMETERY

24

21

22

23

20

31

11

20, 21, 22, 23

E

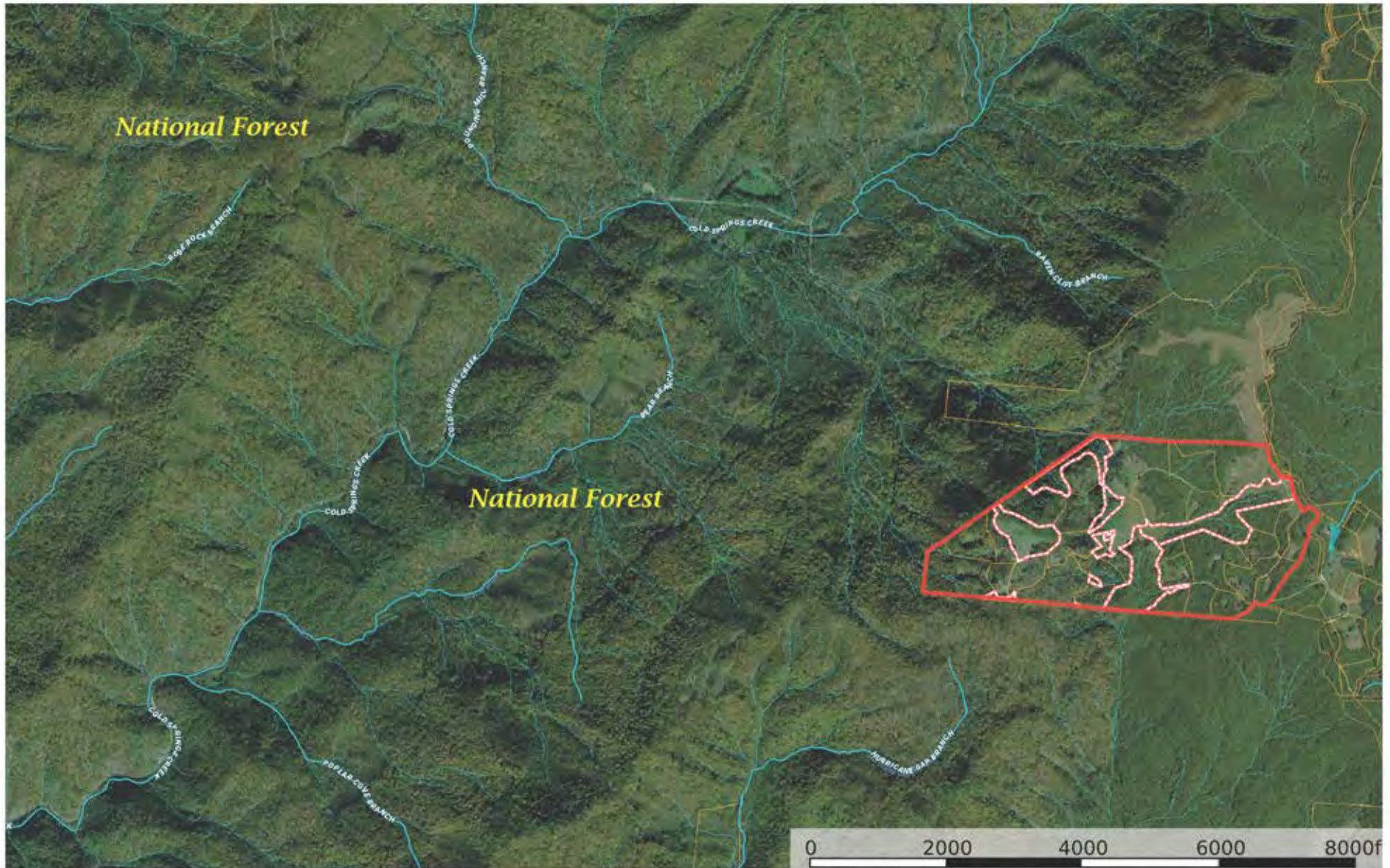
F

G

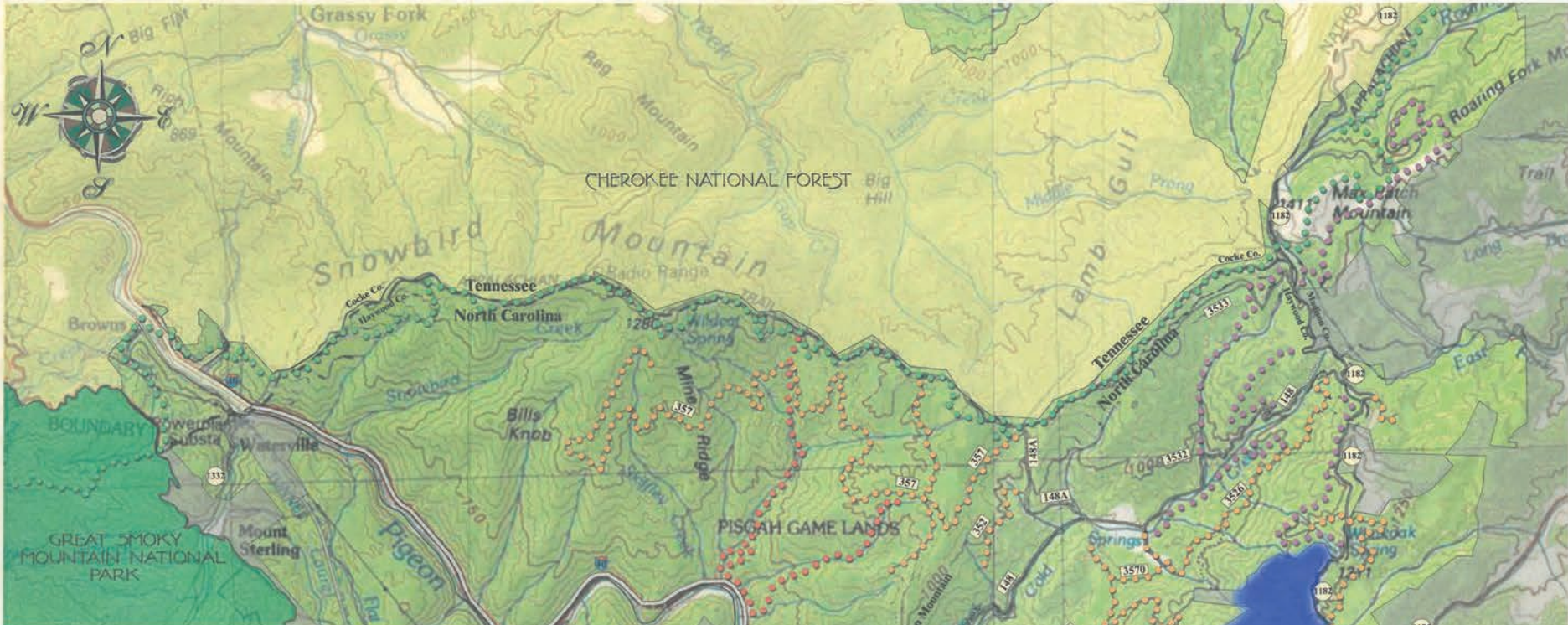
1:5000

1:5000

# *Cold Springs Ranch* *and its proximity to National Forest*



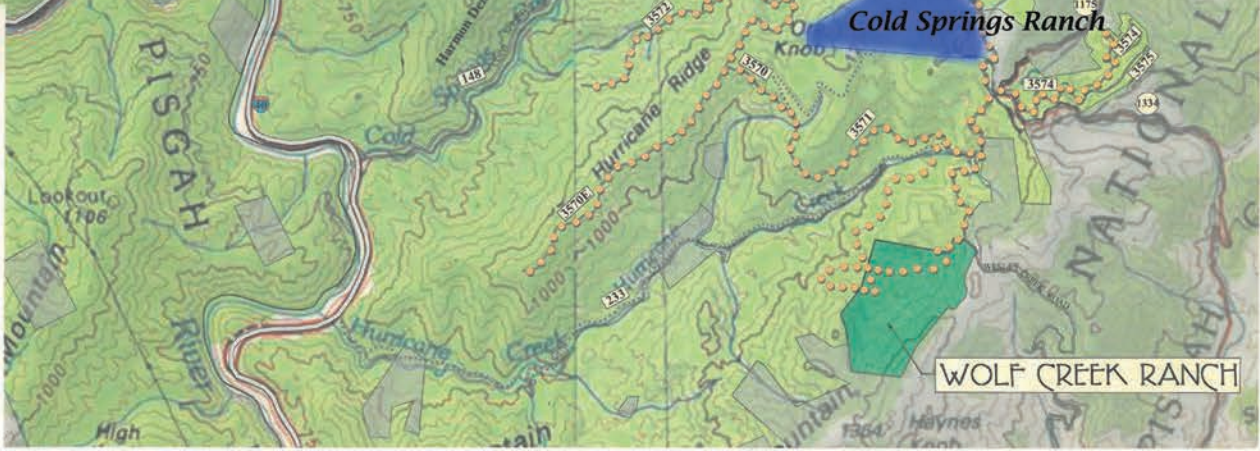
*Common Property Outlined*



**TRAIL GUIDE**

**LEGEND**

-  FOREST SERVICE ROAD
-  STATE ROAD
-  HIKING TRAIL
-  APPALACHIAN TRAIL
-  HORSE TRAIL
-  HIKING TRAIL/HORSE TRAIL
-  GREAT SMOKY MOUNTAINS NATIONAL PARK
-  CHEROKEE NATIONAL FOREST
-  PISGAH NATIONAL FOREST



**Cold Springs Ranch**

**WOLF CREEK RANCH**