

**7.83 Acres in beautiful Cold Springs Ranch joining Acres of National Forest!**



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



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

**Offered for \$115,000  
MLS#3923338**



**Level homesite with long range views!  
Entrance to property below.**



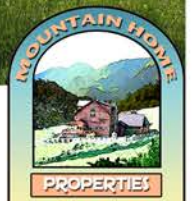
**Open fields and knolls on this 7.83 acre tract.**



**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**



# Land Property Client Full

## TBD Beechwood Road #25, Hot Springs, NC 28743

MLS#: **3923338** Category: **Lots/Acres/Farm** Parcel ID: **8725-31-5566** List Price: **\$115,000**  
Status: **Active** City Taxes Paid To: **No City Taxes Paid** County: **Haywood**  
Subdivision: **Cold Springs Ranch** Tax Value: **\$70,500** Zoning Desc:   
Zoning: **Res** Deed Reference: **481/1037**  
Legal Desc: **See Deed Description Bk481 Pg1037 Survey CAB/2808**  
Elevation: **3500-4000 ft. Elev.**



### General Information

Type: **Acreage**  
Can be Divided?: **No**  
\$/Acres: **\$14,687.10**

### Land Information

Approx Acres: **7.83**  
Acres Cleared:  
Acres Wooded:  
Approx Lot Dim:  
Min Sqft To Build: **1,500**  
Prop Foundation:  
Lot Desc: **Long Range View, Mountain View, Private**

### Additional Information

Prop Fin: **Cash, Conventional**  
Transaction Type: **For Sale**  
Ownership: **Seller owned for at least one year**  
Special Conditions: **None**  
Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

### School Information

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

### Utility/Plan Information

Sewer: **Septic Needed**  
Water: **Well Needed**  
Outbuildings: **No**  
Dwellings: **No**  
Bedrooms Septic:

Recent: **11/22/2022 : NEWS : ->ACT**

### Features

Fixtures Exceptions: **No**  
Comm Features: **Gated Community, Picnic Area, Pond, Recreation Area, Walking Trails**  
Access: **Gravel Road, Private Road, Privately Maintained Rd.** Street: **Gravel**  
Suitable Use: **Private Estate, Recreational/2nd House, Residential, Subdevelopment**

### Association Information

Subject To HOA: **Required** Subj to CCRs: HOA Subj Dues: **Mandatory**  
HOA Management: **Mike Miller** HOA Phone: **828-627-2051** Assoc Fee: **\$750/Annually**  
Proposed Spcl Assess: **No** Confirm Spcl Assess:

### Remarks

Public Remarks: **Peaceful setting with big mountain views along with woods and pastoral setting. Almost 8 acres of spectacular property with an amazing home site to build your mountain home to relax and enjoy it all! Located in Cold Springs Ranch; a small gated community with outdoor and natural ideals. This lot adjoins 50+ acres of community greenspace with hiking trails that lead directly into thousands of acres of National Forest. A huge back yard! Community greenspace also includes Ore Knob meadows at 4300' elevation with picnic/rec area. You can live the relaxed mountain lifestyle here!**  
Directions: **From Hot Springs take Hwy. 209 south to right on Caldwell Mountain Rd. to stop sign. Go left on Meadow Fork Rd. and continue when road turns to gravel. You will come up to a T junction and turn right onto Max Patch Rd. Go about a mile to a left into Cold Springs Ranch. Come thru gate, go straight ahead on Juniper Rd. to right on Beechwood Rd. Continue to end of road and bear right up into meadow and park by large old apple tree. Property is straight ahead.**

### Listing Information

DOM: **7** CDOM: **7** Closed Dt:  
UC Dt: DDP-End Date: Close Price: Slr Contr:  
LTC:

Prepared By: Jill Warner

# Land Property Photo Gallery

MLS#: [3923338](#)

TBD Beechwood Road, Hot Springs, NC 28743

List Price: \$115,000



View from Ore Knob



Community greenspace



Ore Knob community greenspace



Ore Know greenspace



Community greenspace



Ore Knob



Entrance to Cold Springs Ranch



View from Ore Knob



7.8 acres in Summertime



7.8 acres



7.8 acres



7.8 acres



7.8 acres view



7.8 acres-home site



7.8 acres



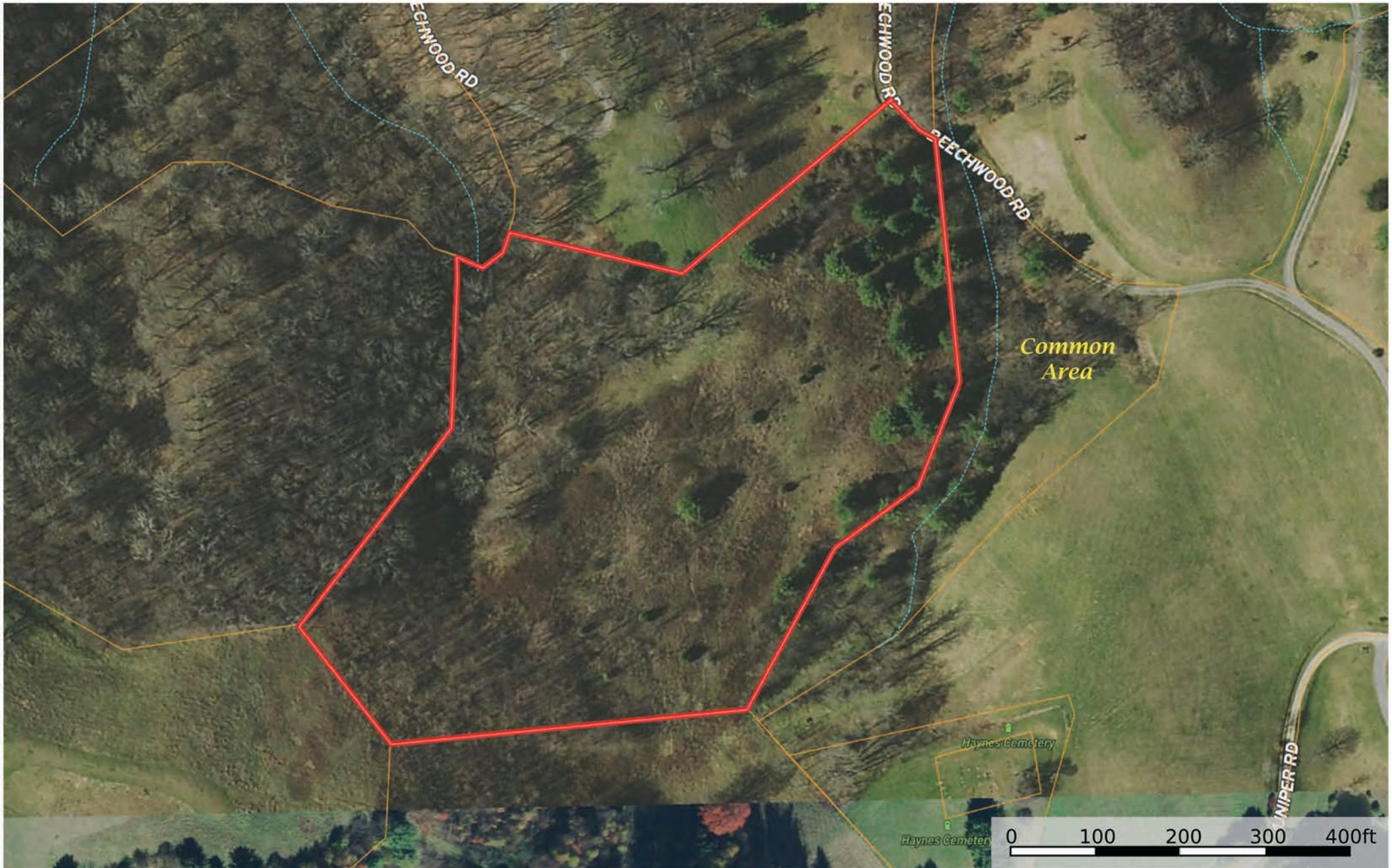
7.8 acres-Summer



7.8 acres

# #25 Beechwood Rd. Cold Springs Ranch

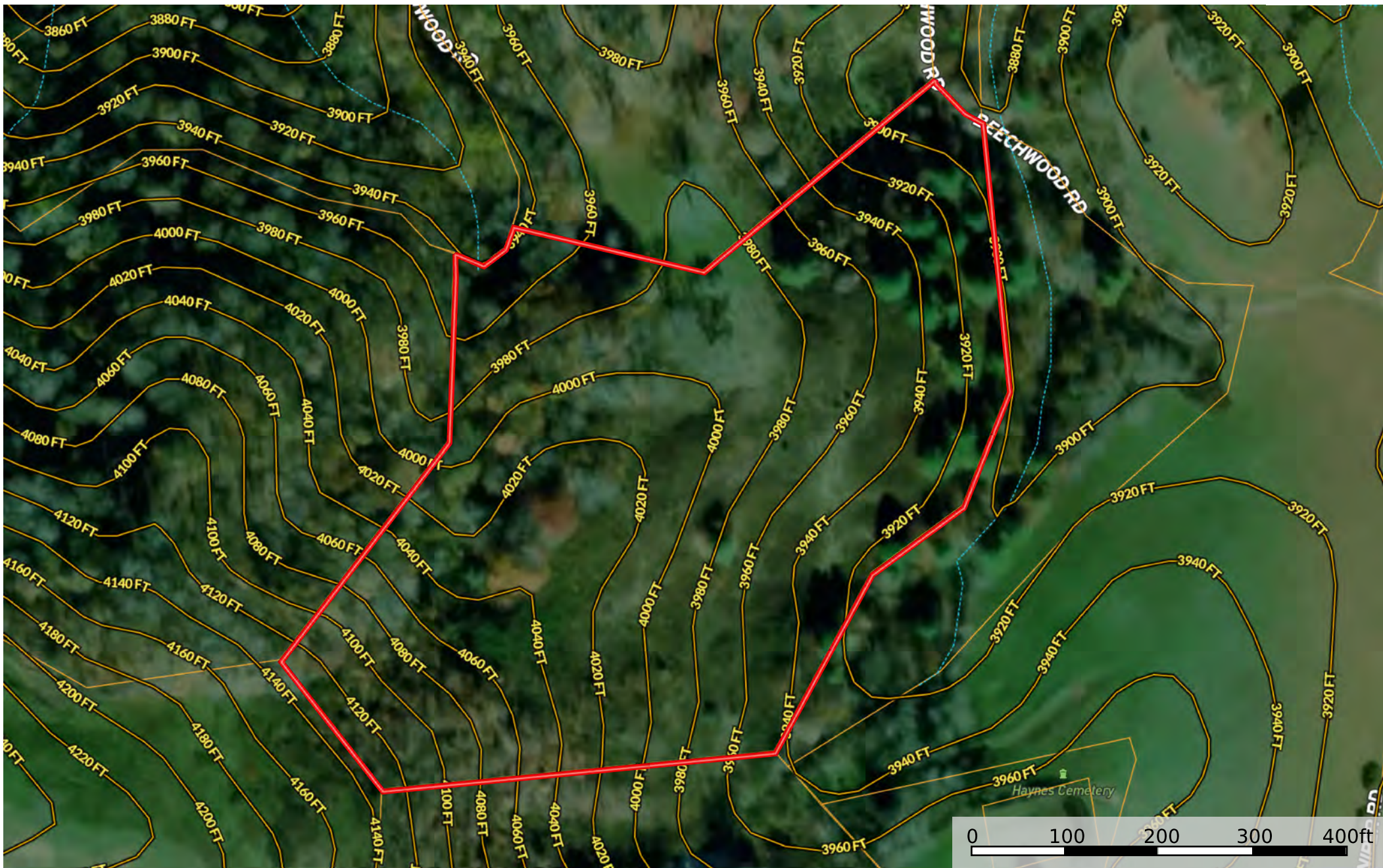
Haywood County, North Carolina, 7.83 AC +/-



Boundary   Stream, Intermittent   River/Creek   Water Body

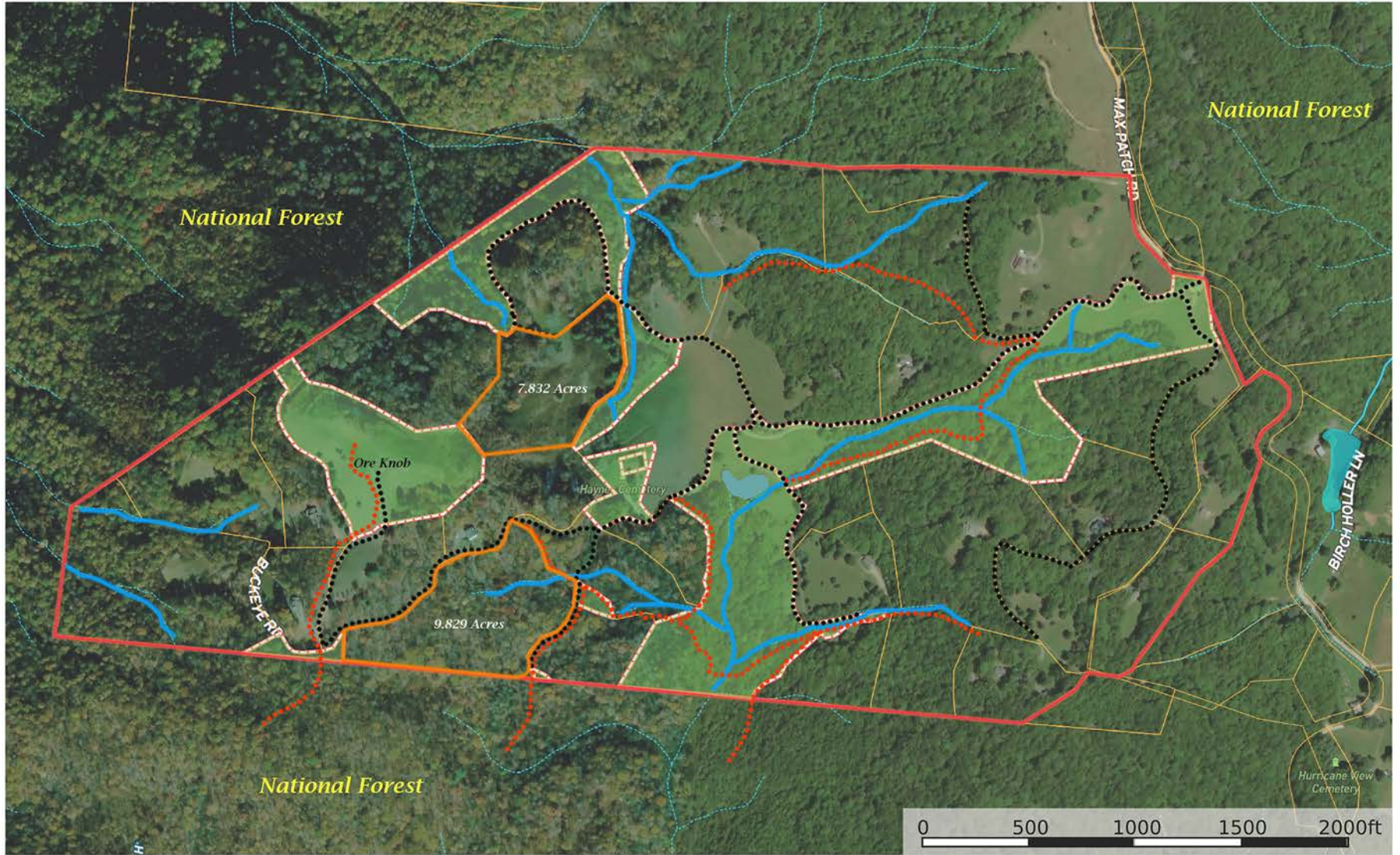
# #25 Beechwood Rd. Cold Springs Ranch

Haywood County, North Carolina, 7.83 AC +/-




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

# Cold Springs Ranch



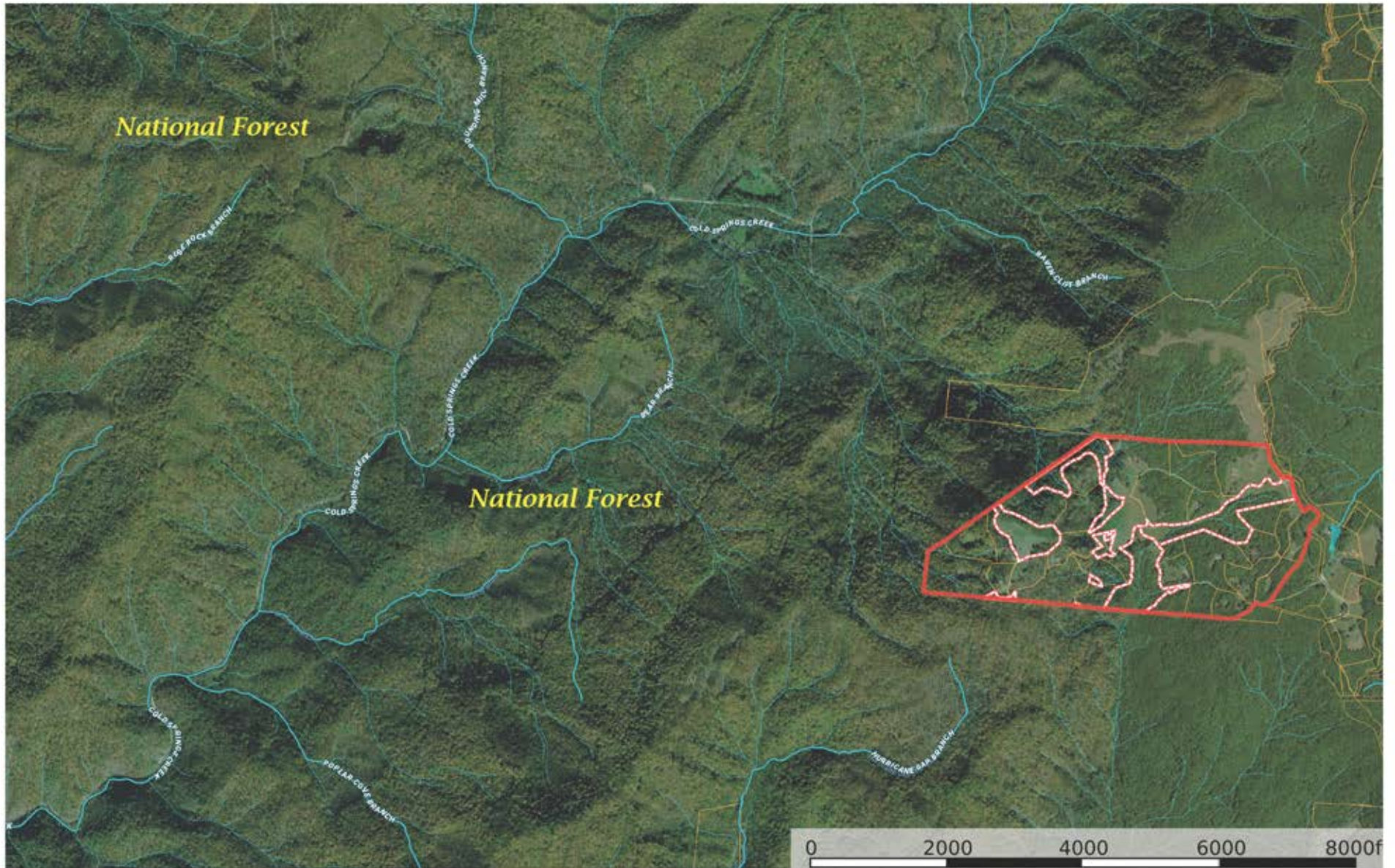
 Community Property

 Creeks

 Roads

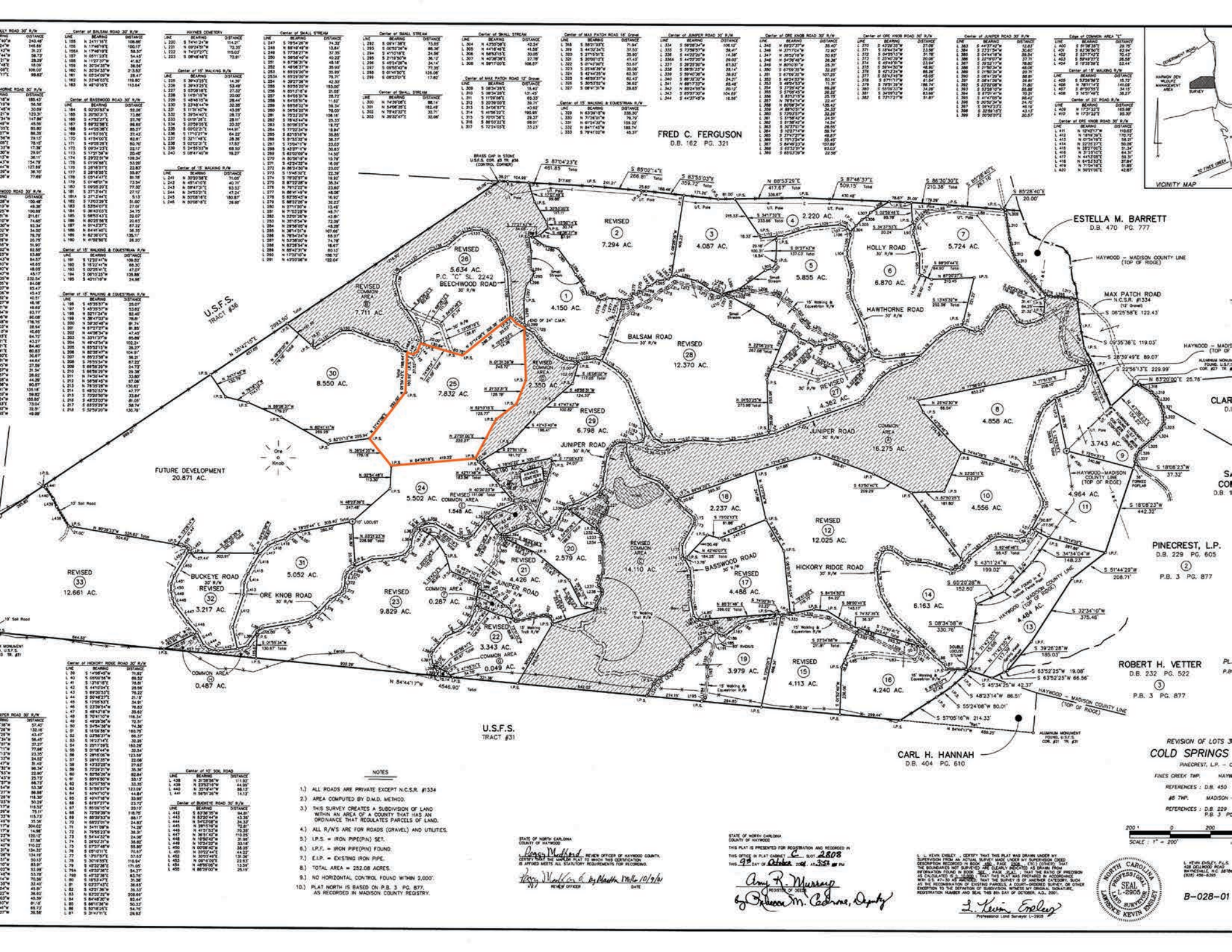
 Hiking Trails

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



*Common Property Outlined*





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

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

PINECREST, L.P.  
D.B. 229 PG. 605  
P.B. 3 PG. 877

ROBERT H. VETTER  
D.B. 232 PG. 522  
P.B. 3 PG. 877

CARL H. HANNAH  
D.B. 404 PG. 610

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

STATE OF NORTH CAROLINA  
COUNTY OF HAYWOOD

*Ray W. Matheson*  
REVIEW OFFICER OF HAYWOOD COUNTY.

*Carl H. Hannah*  
I AM HEREBY ATTESTING THAT THIS SURVEY MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: 10/10/16

STATE OF NORTH CAROLINA  
COUNTY OF HAYWOOD

THIS IS PREPARED FOR REGISTRATION AND RECORDED IN THE OFFICE OF PLAT CLERK C. S. 2808  
ON THIS 9th DAY OF October 2016, AT 3:52 PM

*Amy R. Murrain*  
REGISTERED DEEDS

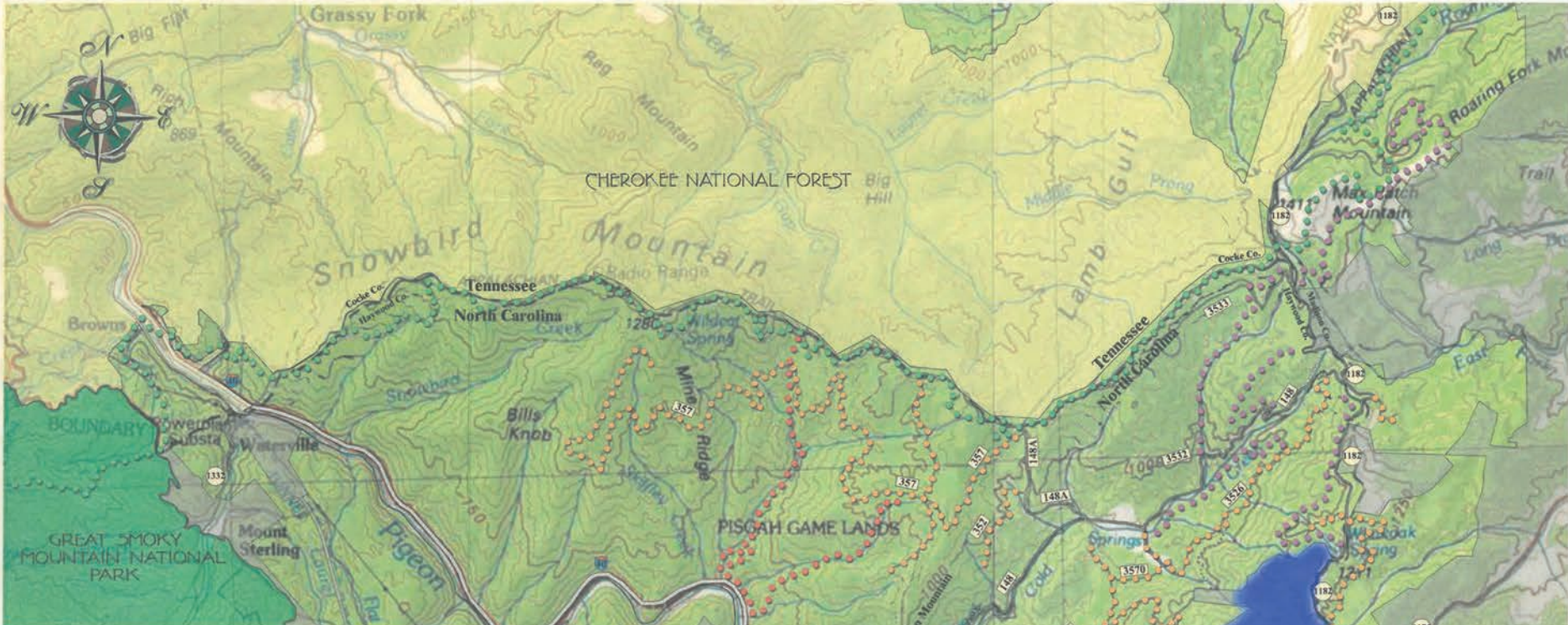
*Debra M. Collins, Deputy*



REVISION OF LOTS 3  
COLD SPRINGS  
PINECREST, L.P. -  
FINES CREEK TWP. HAYWOOD COUNTY  
REFERENCES : D.B. 450  
#8 TWP. MADISON COUNTY  
REFERENCES : D.B. 229  
P.B. 3 PG. 877

200' 0 200'  
SCALE: 1" = 200'

B-028-01



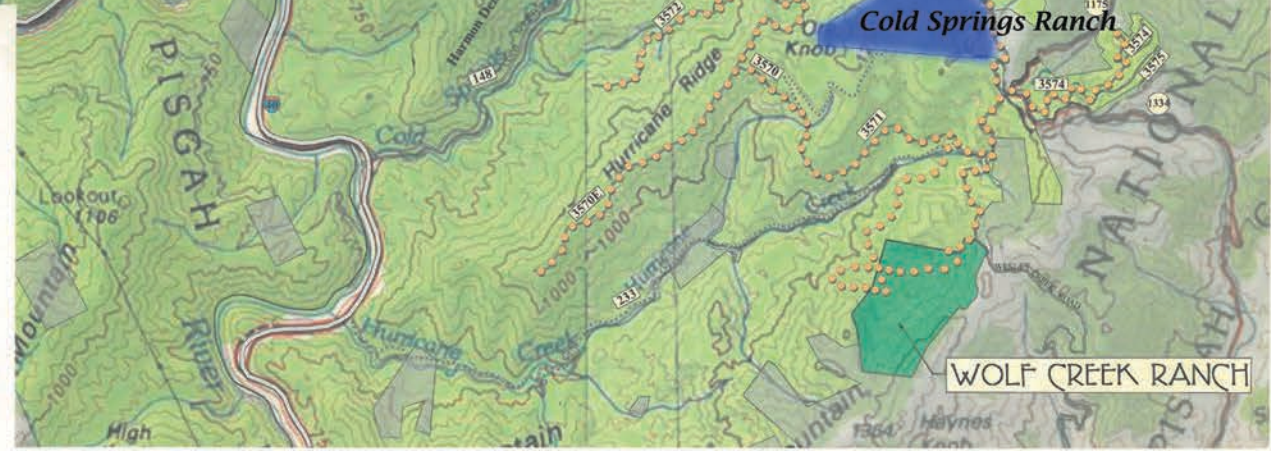
**TRAIL GUIDE**

**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



LandDesign  
www.landdesign.com  
 800.828.8282



**Cold Springs Ranch**

**WOLF CREEK RANCH**