



Susan Young
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Cross Property Client Full

337 Landers Road, Marshall NC 28753

MLS#: **3532754** Category: **Lots/Acres/Farms** Parcel ID: **9813-84-7480** List Price: **\$69,000**
 Status: **Active** Tax Location: **Madison** County: **Madison**
 Subdivision: **none** Tax Value: **\$81,072** Zoning Desc:
 Zoning: **Res/Acer** Deed Reference: **530-716**
 Legal Desc: **+/- 8 acres of the 30 acre tract described as Tract II of Deed book 530 Page 716, County PIN number 9813-384-7480**
 Elevation: **2000-2500 ft. Elev.**



General Information

Type:
 Can be Divided?: **Yes**
 \$/Acres: **\$7,840.91**

Land Information

Approx Acres: **8.80**
 Acres Cleared:
 Acres Wooded: **8.80**
 Approx Lot Dim:
 Min Sqft To Build: **0**
 Prop Foundation:
 Lot Desc: **Private, Stream/Creek, Trees, Wooded**

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: **Madison**

Utility/Plan Information

Sewer: **None**
 Water: **None**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Access: **County Road** Street:
 Suitable Use: **Farmland, Private Estate, Recreational/2nd House, Residential, Subdevelopment**

Association Information

Subject To HOA: **None** Subj to CCRs: **No** HOA Subj Dues: **No**
 Proposed Spcl Assess: **No** Confirm Spcl Assess:
 Remarks

Public Remarks: **+/- 8 acres of beautiful mountain land. Enjoy the privacy of your own mountain getaway while enjoying the sounds of nature and the rambling creek. Perfect for a private mountain estate, recreation property for camping or hunting, family compound, or potential for living off the grid. Additional land is available for a total of 30 or 70 acres - See MLS #3532747 for details. Please be accompanied by a licensed Realtor when viewing the property. There is a caretaker watching over the property. Seller to reserve a ROW on the logging road to the remaining acreage prior to closing.**

Directions: **From Marshall, Hwy 25/70 to a RT (continue straight) onto Hwy 208 (at Hot Springs Turn off) Continue on 208 for approx. 3-1/2 miles. RT on Hwy 212 for approx. 12 miles. RT on Landers. Just past Ruth Rd on left, look for red gate at the entrance to the property, Park Here -OR- From I-26, travel to the Flag Pond exit-50. RT off the ramp, LT onto Upper Higgins Creek. RT on Flag Pond. LT onto TN Hwy 352W - turns into NC 212. Go a total of approx 9 miles (352 & 212) to Landers on LT - NO YARD SIGN**

Listing Information

Prepared By: Susan Young