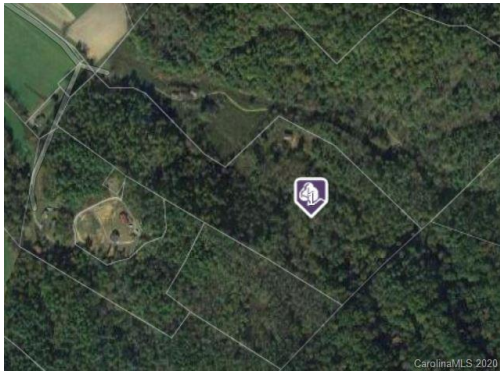


## Cross Property Client Full

### 337 Landers Road #Tract II, Marshall NC 28753

MLS#: <b>3652431</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>9813-84-7480</b>	List Price: <b>\$168,000</b>
Status: <b>Active</b>	Tax Location: <b>Madison</b>	County: <b>Madison</b>	
Subdivision: <b>none</b>	Tax Value: <b>\$81,072</b>	Zoning Desc:	
Zoning: <b>Res/Acer</b>		Deed Reference: <b>530-716</b>	
Legal Desc: <b>+/- 30 acres, Tract II of Deed book 530 Page 716, County PIN number 9813-384-7480</b>			
Elevation: <b>2000-2500 ft. Elev.</b>			



#### General Information

Type: **Acreage**  
 Can be Divided?: **Yes**  
 \$/Acre: **\$5,600.00**

#### Land Information

Approx Acres: **30.00**  
 Acres Cleared:  
 Acres Wooded: **30.00**  
 Approx Lot Dim:  
 Min Sqft To Build: **0**  
 Prop Foundation:

Lot Desc: **Adjoins Nat/State Forest, Creekfront, Pasture, 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:

#### Features

Lake/Water Amenities: **None**  
 Fixtures Exceptions: **No**  
 Access: **County Road** Street: **Gravel**  
 Improvements: **Barn**  
 Suitable Use: **Farmland, Private Estate, Recreational/2nd House, Residential, Subdevelopment**

#### Association Information

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

#### Remarks

Public Remarks: **30 acres of beautiful mountain land with views and several house sites. Follow the wooded logging road in and take an easy hike while viewing this property. It lays well with plenty of little sunny meadows throughout. An old tobacco barn sits in one of the meadows. Creeks and streams ramble through the woods in several areas. Enjoy the privacy of your own mountain getaway. Perfect for a private mountain estate, recreation property for camping or hunting, family compound, or potential for living off the grid. Bordered on the north by National Forest Service land. Additional 40 acres is available for a total of 70 acres. Please be accompanied by a licensed Realtor when viewing the property. There is a caretaker watching over the property. Seller to reserve a ROW to the back 40 acres 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 after Ruth Road, Look for red gate at the entrance to the property. Park here -OR- From I-26, travel to the Flag Pond exit-50. Right off the ramp, left onto Upper Higgins Creek. RT on Flag Pond. Left onto TN Hwy 352W - turns into NC 212. Go a total of approx 9 miles (352 & 212) to Landers on Left - No SIGN**

#### Listing Information

DOM: **44** CDOM: **44** Closed Dt: Slr Contr:  
 UC Dt: DDP-End Date: Close Price: LTC:

Prepared By: Susan Young