



Incredible 109 Acres

*Offered for \$1,395,000
MLS# 3371404*



"Hawk's Ledge". Incredible 109 acres in Spring Creek. High meadows and pastures with 180 degree long range mountain views. Multiple home sites. Large Trout creek. High quality gravel roads throughout. Lots of pasture! Underground power. Artistic gated entrance. Perfect for family compound, private estate, or retreat center. Escape to your private mountain sanctuary!



Mountain Home Properties www.mountaindream.com

Contact: Steve DuBose - sdubose@mountaindream.com 828-622-3222

Cindy DuBose - cdubose@mountaindream.com



Land Property Client Full

1001 Hawks View Drive, Hot Springs NC 28743

MLS#: **3371404**
 Status: **Active**
 Subdivision:
 Zoning: **R-A**
 Legal Desc: **8745-06-9683 + 8745-26-3227**
 Elevation: **3000-3500 ft. Elev.**

Category: **Lots/Acres/Farms**
 Tax Location: **Madison**
 Tax Value: **\$397,715**

Parcel ID: **8745069683+8745:**
 County: **Madison**
 Zoning Desc:
 Deed Reference: **510**

List Price: **\$1,395,000**

General Information

Type: **Acreage**
 Can be Divided?: **Yes**
 \$/Acres: **\$12,789.95**

Land Information

Approx Acres: **109.07**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **0**
 Prop Foundation: **N/A**

Lot Desc: **Adjoins Nat/State Forest, Long Range View, Mountain View, Pasture, Paved Frontage, Private**

Additional Information

Prop Fin: **Cash, Conventional**
 Publicly Maint Rd: **Yes**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**

School Information

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

Utility/Plan Information

Sewer: **Septic Tank, None**
 Water: **Well, None**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic: **0**

Recent: **04/04/2018 : NEWS : ->ACT**

Features

Exterior Feat: **Stream/Creek, Wooded**
 Access: **County Road, Easement Road**
 Suitable Use: **Multi-Family, Residential, Subdevelopment**
 Subject To HOA: **None** HOA Subj Dues:

Street:

Assoc Fee:

Subject to CCRs:

Remarks

Public Remarks: **"Hawk's Ledge". Incredible 109 acres in Spring Creek. High meadows and pastures with 180 degree long range mountain views. Multiple home sites. Large Trout creek. High quality gravel roads throughout. Lots of pasture! Underground power. Artistic gated entrance. Perfect for family compound, private estate, or retreat center. Escape to your private mountain sanctuary!**

Directions: **From Asheville: Take NC-63 (new leicester hwy) until it ends at NC-209. (approximately 26 miles.) Turn Right go approx. 1.5 mi. Turn left on Caldwell Mountain, follow to end. Take left on Meadow Fork. Property is short ways up on the left.**

Listing Information

DOM: **2** CDOM: **2** Closed Dt:
 UC Dt: DDP-End Date: Close Price: Slr Contr:
 LTC:

Prepared By: Jill Warner

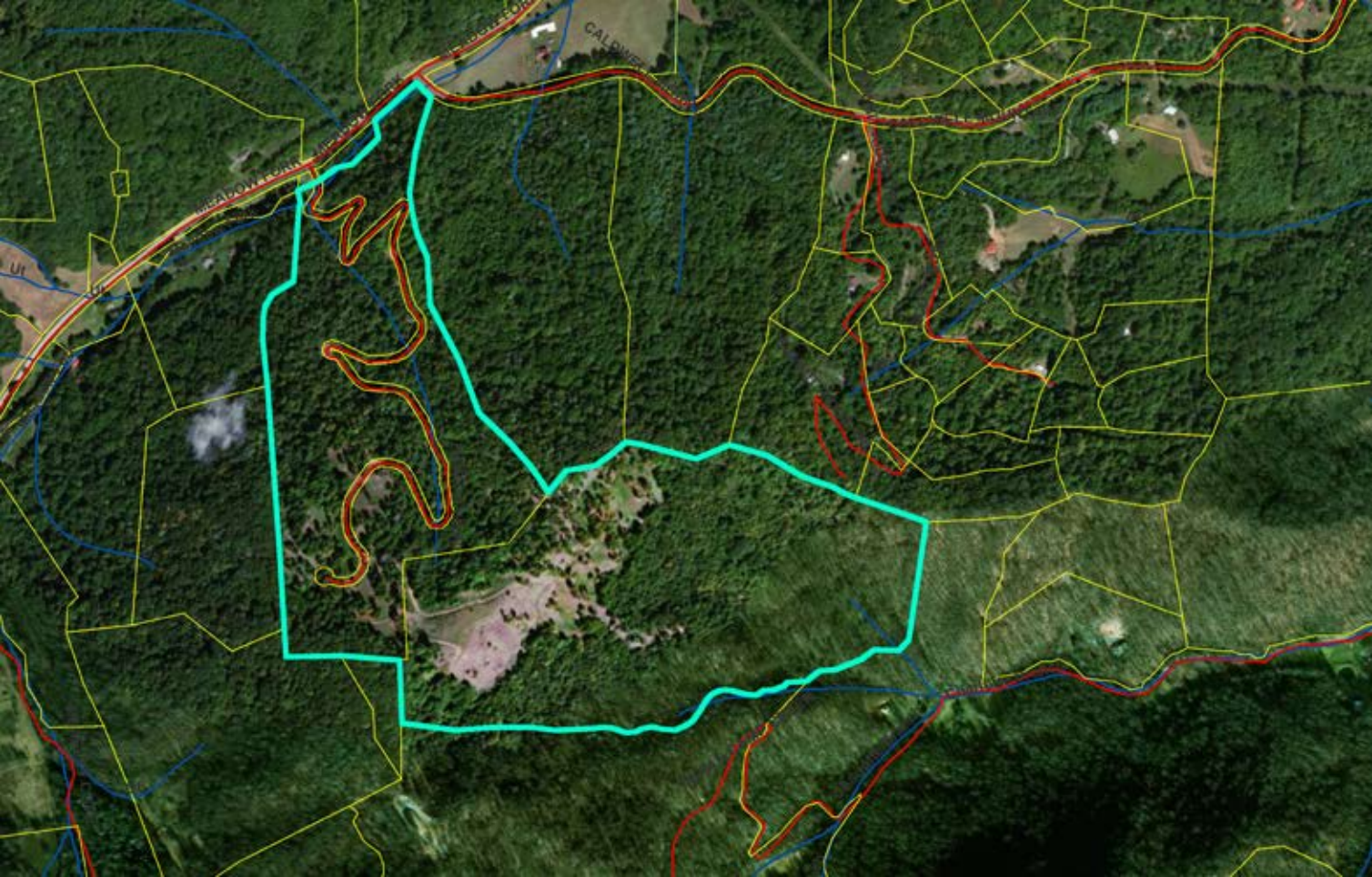
©2014 CarolinaMLS. All rights reserved. Information herein deemed reliable but not guaranteed. Generated on 04/06/2018 10:22:58 AM

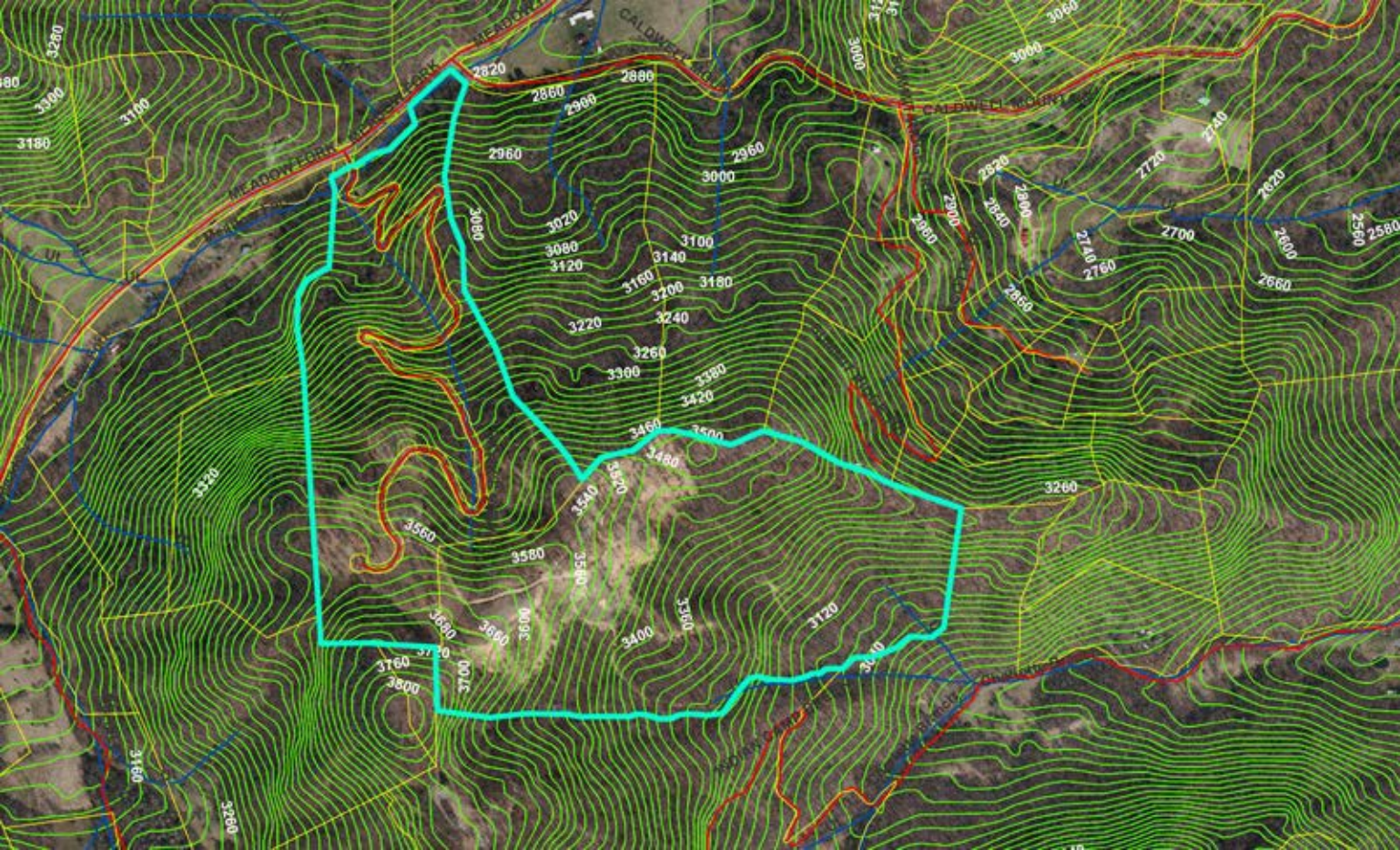
Land Property Photo Gallery
1001 Hawks View Drive, Hot Springs NC 28743

MLS#: 3371404

List Price: \$1,395,000







CERTIFICATION:

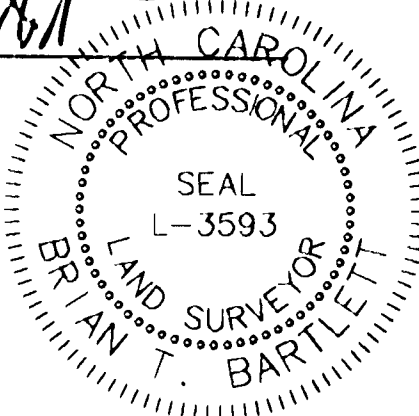
STATE OF NORTH CAROLINA
COUNTY OF MADISON

I, BRIAN T. BARTLETT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 346, PAGE 57); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 346, PAGE 57; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47-30(11):
a) SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY THAT HAS AN ORDINANCE WHICH REGULATES PARCELS OF LAND.

WITNESS MY HAND AND SEAL THIS 26th DAY OF JANUARY, 2007.

P.L.S. L-3593



STATE OF NORTH CAROLINA
COUNTY OF MADISON

I, Diana Annwood, REVIEW OFFICER OF MADISON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Diana Annwood
REVIEW OFFICER
1-30-07
DATE

STATE OF NORTH CAROLINA
COUNTY OF MADISON

FILED FOR REGISTRATION ON THE 30 DAY OF January, 2007, AT 4:33A M. AND RECORDED IN PLAT BOOK 6, PAGE 57

BY: Susan Rector
REGISTER OF DEEDS
DEPUTY

LEGEND:

These standard symbols will be found in the drawing.

- CONCRETE MONUMENT SET
- UNMARKED POINT
- PK NAIL SET
- IRON PIN SET
- RR SPIKE FOUND
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- CABLE TV BOX
- TRANSFORMER
- FIRE HYDRANT
- MANHOLE
- POWER POLE
- WATER METER
- WELL
- T-T OVERHEAD TELEPHONE
- E-E OVERHEAD ELECTRIC
- X-X FENCE
- W-W WATER LINE

REFERENCES:

D.B. 221, P. 347
D.B. 346, P. 57

NOTES:

- SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
- AREA CALCULATED BY COORDINATE COMPUTATION.
- SUBJECT PROPERTY P.I.N. : 8745-07-9165.
- THERE ARE NO NORTH CAROLINA GRID MONUMENTS WITHIN 2000' OF THE SUBJECT PROPERTY.

Appalachian
Development
Consultants, Inc.
Planning/Surveying/Project Management
Brian T. Bartlett, PLS, CFS
44 Aberdeen Drive
Asheville, NC 28704
Phone (828) 243-7280 Fax (828) 684-7240

OWNER'S CERTIFICATION:

I, ROBERT CARNES, hereby certify that I am the owner of the property located within the subdivision jurisdiction of Madison County as shown and described hereon, and that I hereby adopt this plan of subdivision with my free consent, and dedicate all roads and other sites and easements to public use as noted in the Disclosure of Private Roadways (if applicable).

1/16/07
Date
Robert M. Carnes
Owner

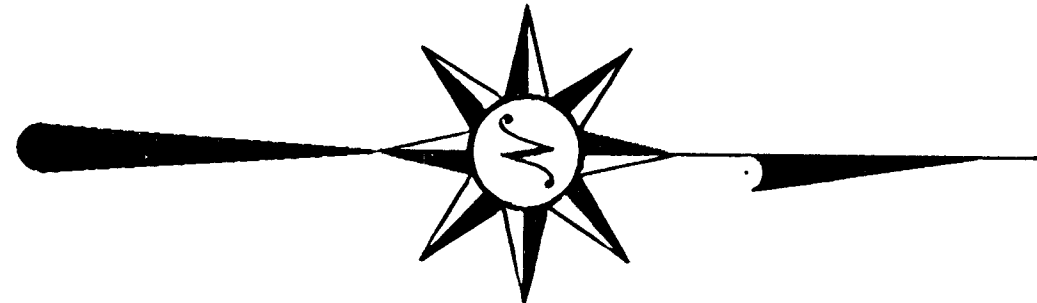
PLANNING BOARD CERTIFICATION:

I, Ryan Cook, Zoning Officer,
Chairman, Madison County Planning Board,
certify that this plat is exempt from the Subdivision Control Ordinance of Madison County and that the Planning Board approves this plat.

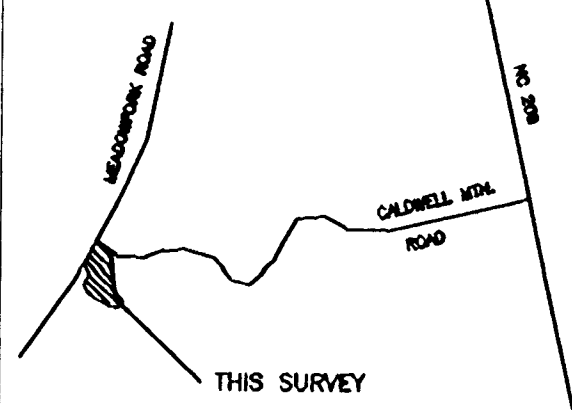
1/16/07
Date
Ryan Cook
Planning Board Chairman

FILED in MADISON County, NC on
Jan 30 2007 at 08:33:37 AM
by: Susan Rector
Register of Deeds

Plat Book 6 Page 57

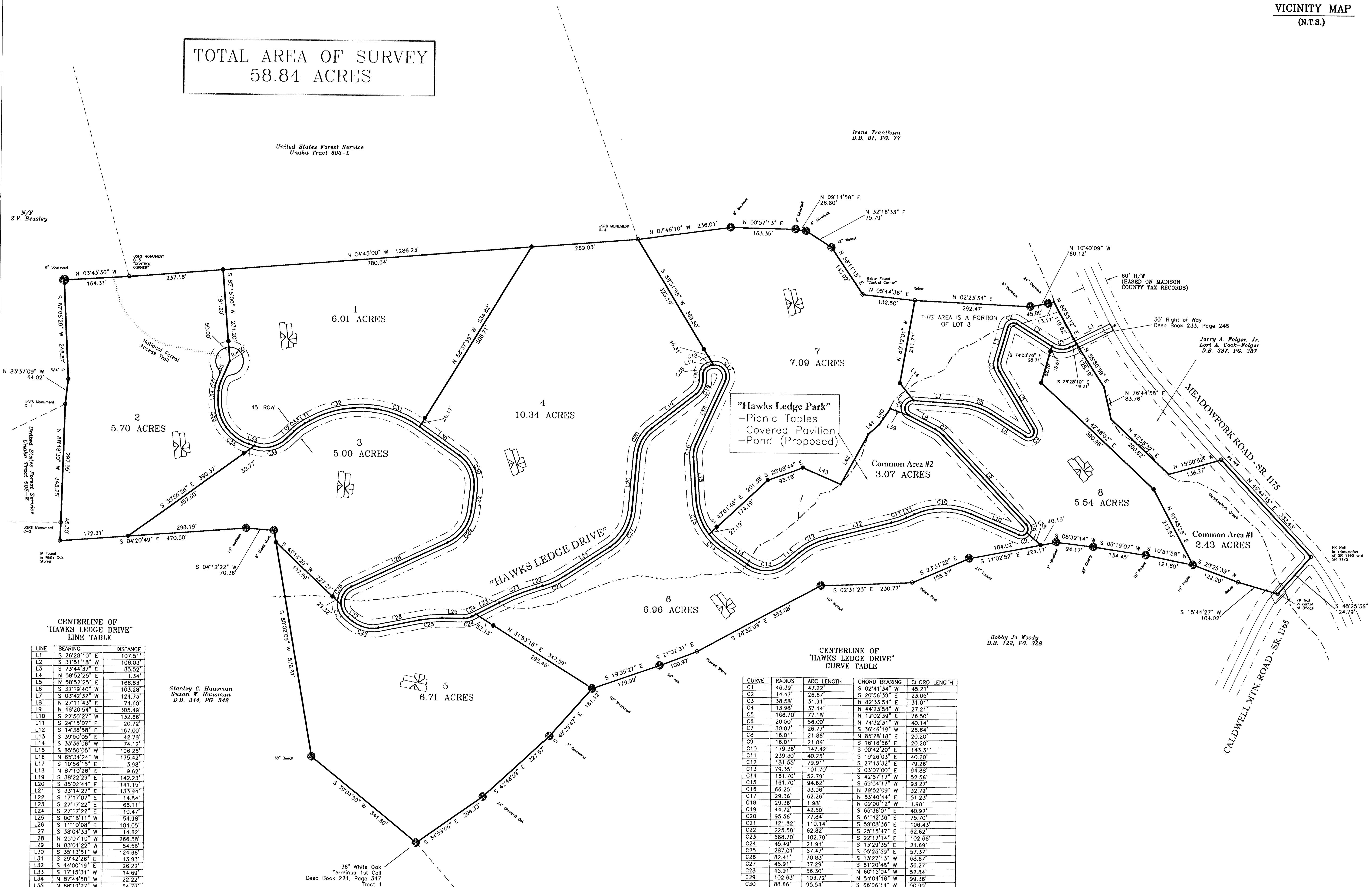


TRUE NORTH (BY U.S.F.S. LINE)



VICINITY MAP
(N.T.S.)

TOTAL AREA OF SURVEY
58.84 ACRES



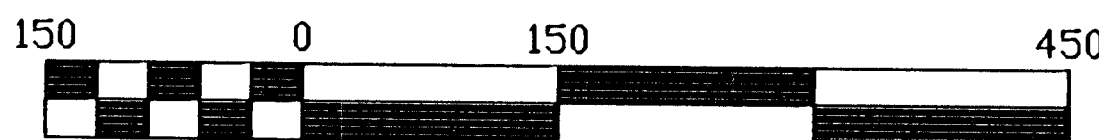
CENTERLINE OF
"HAWKS LEDGE DRIVE"
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 28°28'10" E	107.51'
L2	S 31°51'18" W	106.03'
L3	S 33°44'32" E	85.52'
L4	N 58°52'25" E	1.34'
L5	N 58°52'25" E	166.83'
L6	S 32°19'40" W	103.28'
L7	S 03°42'32" W	124.73'
L8	N 27°11'43" E	74.60'
L9	N 48°20'54" E	305.49'
L10	S 22°50'27" W	132.68'
L11	S 24°15'07" E	20.72'
L12	S 14°36'58" E	167.00'
L13	S 39°50'05" E	42.78'
L14	S 33°38'08" W	74.12'
L15	S 85°50'08" W	108.25'
L16	N 65°34'24" W	175.42'
L17	S 10°56'15" E	3.98'
L18	N 01°10'26" E	9.62'
L19	S 38°22'29" E	142.23'
L20	S 85°02'44" E	141.15'
L21	S 33°14'42" E	133.94'
L22	S 17°17'07" E	14.84'
L23	S 27°17'22" E	66.11'
L24	S 27°17'22" E	10.47'
L25	S 00°18'11" W	54.98'
L26	S 11°10'08" E	104.05'
L27	S 38°04'33" W	14.62'
L28	N 25°07'10" W	266.58'
L29	N 83°01'22" W	54.56'
L30	S 35°13'51" W	124.88'
L31	S 29°42'28" E	15.93'
L32	S 44°00'19" E	28.22'
L33	S 17°15'11" W	14.69'
L34	N 8°44'58" W	22.22'
L35	N 68°19'27" W	54.78'

BOUNDARY CALLS
LINE TABLE

LINE	BEARING	DISTANCE
L36	N 03°28'12" E	27.33'
L37	N 03°28'12" E	55.16'
L38	N 41°14'08" E	48.60'
L39	S 19°41'40" W	50.33'
L40	S 55°47'33" E	48.66'
L41	S 41°39'11" E	36.39'
L42	S 61°38'07" E	144.62'
L43	S 23°09'14" W	103.33'
L44	S 51°01'13" W	55.69'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	46.39'	47.22'	S 02°41'34" W	45.21'
C2	14.47'	26.67'	S 20°56'59" E	23.05'
C3	38.58'	31.91'	N 82°33'54" E	51.01'
C4	13.98'	37.44'	N 44°23'58" W	27.21'
C5	166.70'	77.18'	N 19°02'39" E	76.50'
C6	20.50'	56.00'	N 74°32'51" W	40.14'
C7	80.07'	26.77'	S 36°46'19" W	26.64'
C8	16.01'	21.88'	N 85°28'18" E	20.20'
C9	16.01'	21.88'	S 18°16'58" E	20.20'
C10	179.36'	147.42'	S 00°42'20" E	143.31'
C11	239.30'	40.25'	S 19°26'03" E	40.20'
C12	181.55'	79.91'	S 27°13'32" E	79.26'
C13	79.35'	101.70'	S 03°07'00" E	94.88'
C14	161.70'	52.79'	S 42°57'17" W	52.56'
C15	161.70'	94.62'	S 69°04'17" W	93.27'
C16	66.25'	33.08'	N 79°32'09" E	32.72'
C17	29.56'	62.26'	N 53°40'44" E	51.23'
C18	29.56'	1.98'	N 09°00'12" W	1.98'
C19	44.72'	42.50'	S 65°36'01" E	40.92'
C20	95.56'	77.84'	S 61°42'38" E	75.70'
C21	121.82'	110.14'	S 59°08'36" E	106.43'
C22	225.58'	62.82'	S 25°15'47" E	62.62'
C23	588.70'	102.79'	S 22°17'14" E	102.66'
C24	45.49'	91.91'	S 13°29'35" E	21.69'
C25	287.01'	57.47'	S 05°25'59" E	57.37'
C26	82.41'	70.83'	S 13°27'13" W	68.67'
C27	45.91'	37.29'	S 61°20'48" W	36.27'
C28	45.91'	56.30'	N 60°15'04" W	52.84'
C29	102.63'	103.72'	N 54°04'16" W	99.36'
C30	88.66'	95.54'	S 66°06'14" W	90.99'
C31	258.25'	140.41'	N 19°38'55" E	138.74'
C32	258.25'	152.23'	N 12°49'13" W	150.04'
C33	136.54'	34.07'	S 36°51'23" E	33.98'
C34	81.57'	87.22'	S 13°22'24" E	83.12'
C35	111.66'	73.08'	S 36°00'24" W	71.78'
C36	111.66'	73.08'	S 73°30'09" W	71.78'
C37	69.73'	26.07'	N 77°02'13" W	25.92'
C38	24.72'	35.33'	N 51°52'54" W	32.40'



A PLANNED SUBDIVISION
OF
"HAWK'S LEDGE"

OWNER/DEVELOPER
ROBERT CARNES
250 W. Church Avenue
Longwood, FL 32750

MEADOWFORK TOWNSHIP
MADISON COUNTY, NORTH CAROLINA
DATE: OCTOBER 12, 2008
DRAWING NO.: 06-016
SCALE: 1"=150'