

Here it is! You said you wanted it all - 42 Acre dream property in Leicester.

25 minutes to Asheville!

***Offered for \$445,000
MLS#3443891***



***Bring your horses or livestock!
Gentle level to rolling lush pastures.***



***Featuring a large, bold creek.
Bridge over creek into the property.***



Bottom Pastures



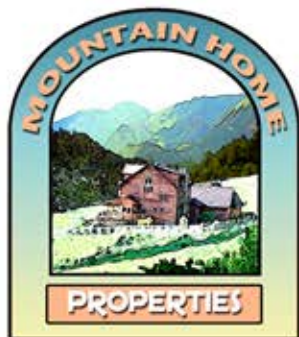
Upper Pastures



*Power and phone are
already here!*

*Come to the quiet and peaceful
countryside and live
the life you desire.*

*Many beautiful home sites
throughout the property.*



Mountain Home Properties www.mountaindream.com

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

Cindy DuBose - cdubose@mountaindream.com

Land Property Client Full

293 Sandy Mush Creek Road, Leicester NC 28753

MLS#: 3443891	Category: Lots/Acres/Farms	Parcel ID: 8772-96-8599
Status: Active	Tax Location: Buncombe	County: Buncombe
Subdivision: None	Tax Value: \$253,700	Zoning Desc: 5340/1357
Zoning: OU		Deed Reference: 5340/1357
Legal Desc: PIN#8772-96-8599 See Deed Description 5340/1357 Plat BK146 PG127		
Elevation: 2000-2500 ft. Elev.		

List Price: **\$445,000**



General Information

Type: **Farm**
 Can be Divided?: **Yes**
 \$/Acres: **\$10,423.99**

Land Information

Approx Acres: **42.69**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **0**
 Prop Foundation:

Lot Desc:

Creekfront, Level, Long Range View, Mountain View, Open/Cleared, Pasture, Paved Frontage, Rolling, Stream/Creek, Year Round View

Additional Information

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

School Information

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

Utility/Plan Information

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

Recent: **10/16/2018 : NEWS : ->ACT**

Features

Waterbody Name: **Creek - unspecified**
 Lake/Water Amenities: **None**
 Comm Features: **None**
 Access: **Paved Road, State Road**
 Improvements: **Shed**
 Suitable Use: **Farmland, Horse Farm, Pasture/Grazing, Private Estate, Residential**

Association Information

Subject To HOA: **None** HOA Subj Dues: **No** Assoc Fee: Subject to CCRs: **No**

Remarks

Public Remarks: **Here it is! You said you wanted it all: Sweeping mountain views, large, bold creek, easy paved access. Gentle level to rolling lush pastures. Many spectacular home sites. Bridge over creek into the property, power and phone are already here! The most amazing 42+ acre dream property. 25 minutes to Asheville. Come to the quiet and peaceful countryside and live the life you desire.**

Directions: **From Asheville take Hwy. 63 (Leicester Hwy.) thru Leicester to left on North Turkey Creek. Bear right onto Early's Mountain Rd. to right on Sand Mush Creek Rd. (at Payne's Chapel). Follow 2.7 miles to property on right.**

Listing Information

DOM: **1** CDOM: **1** Closed Dt:
 UC Dt: DDP-End Date: Close Price: Slr Contr:
 LTC:

Prepared By: Jill Warner

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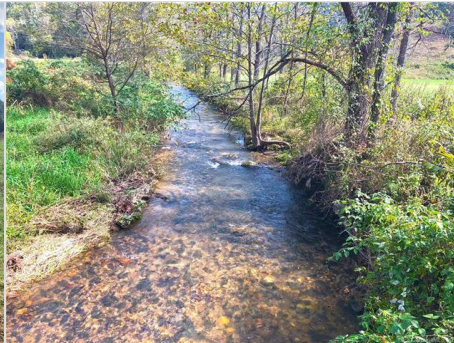
Based on information submitted to CarolinaMLS. All data is obtained from various sources and may not have been verified by broker or CarolinaMLS. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information.

Land Property Photo Gallery

MLS#: 3443891

293 Sandy Mush Creek Road, Leicester NC 28753

List Price: \$445,000



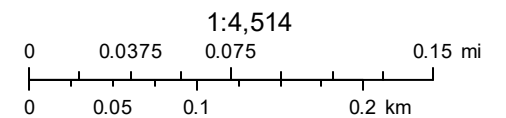


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Buncombe County



October 16, 2018

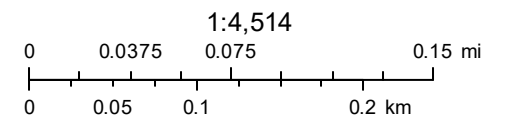


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Buncombe County



October 16, 2018



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FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE AE, ACCORDING TO F.I.R.M. MAP NO. 3700877200J, DATE 1/06/10 BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SURVEY DATA TABLE

Curve	Radius	Chord Bearing and Distance	Arc Length	Tangent	Delta
C1	215.00'	N 42° 43' 20" E 206.03'	214.86'	117.37'	57° 15' 33"
C2	12000.00'	N 72° 35' 34" E 519.77'	519.81'	259.94'	2° 28' 55"
C3	340.00'	S 81° 22' 19" W 285.17'	294.27'	157.06'	49° 35' 19"
C4	166.00'	N 49° 53' 00" E 194.16'	207.39'	119.68'	71° 34' 53"

Line Data Table

Line	Bearing	Distance
L1	N 71° 21' 06" E	16.80'
L2	N 73° 50' 01" E	80.89'
L3	S 56° 34' 39" E	68.04'
L4	S 59° 40' 28" W	12.85'
L5	S 59° 40' 28" W	91.72'
L6	S 4° 40' 28" W	21.55'
L7	N 6° 20' 45" E	55.67'
L8	N 6° 20' 45" E	61.90'
L9	N 6° 20' 45" E	11.99'

Property Details:

- TERESA J. MOORE**
DEED BOOK 2157 - PAGE 460
- RODNEY S. & LAURA A. TURNER**
DEED BOOK 4920 - PAGE 193
- BOBBY D. TURNER**
DEED BOOK 1942 - PAGE 21
- JESUS FLORES & LUZ MARIA CARRILLONEITO**
DEED BOOK 5279 - PAGE 872
- JOHN JOHNSON & ANGELA WHITNEY**
DEED BOOK 1520 - PAGE 154
- ANGELA WHITNEY**
DEED BOOK 1797 - PAGE 789

Map Features:

- SANDY MUSH CREEK ROAD (N.C.D.O.T. CLAIMS MAINTAINED WIDTH AS R/W)
- SANDY MUSH CREEK
- APPROXIMATE FLOOD HAZARD LINE
- BRIDGE
- WATERFALL
- ISLAND
- REBAR SET
- 5/8" REBAR SET
- 10' GRAVEL DRIVE
- 20" WALNUT FENCE LINE
- SHED
- OIL BARREL
- UPRIGHT PVC PIPE
- CONCRETE WALL
- HOUSE
- (ENCROACHMENT)
- IRON PIPE FOUND 1" CRIMP TOP
- 1/2" REBAR FOUND

Scale and Orientation:

- SCALE FACTOR = 0.99990070
- GRID NORTH MAG 83 (2011)
- SCALE IN FEET: 100, 50, 0, 100, 200, 300

Owner of Record:
DOROTHY F. WORLEY

Surveyor Information:
J. RANDY HERRON
PROFESSIONAL LAND SURVEYOR
PLANNING
PHONE (828) 195-2761 • FAX (828) 195-1897
BUNCOMBE COUNTY, NC 28606
www.herronsurvey.com

References:
PIN NUMBER: 8772-96-8599
DATE: 07/20/2015
DRAWN BY: JMW
CHECKED BY: JRH
SCALE: 1" = 100'

Revisions:
DEED BOOK 896 - PAGE 29

Plat Prepared For:
ASHEVILLE HEALTH CARE PROPERTIES, LLC
SANDY MUSH TOWNSHIP BUNCOMBE COUNTY N.C.