

Private 4.85 acres in Cold Springs Ranch



*Featuring beautiful mature woods
and small meadow.*

*Level building site amidst large trees
and rhododendrons with winter views.*

*Cold Springs Ranch is a community
focused on natural beauty & conservation
with hiking and riding trails
leading into the National Forest and 50
acres of community property with a fishing lake.*



Reduced!! Offered for \$59,500
MLS#3295704



*The property borders part of the community
property with large meadow alongside the roadway.
Perfect setting for a private home or mountain retreat.*



Mountain Home Properties www.mountaindream.com

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Land Property Client Full

00 Hickory Ridge Road, Clyde NC 28743

MLS#:	3295704	Category:	Lots/Acres/Farms	Parcel ID:	8725-61-1384	List Price:	\$59,500
Status:	Active	Tax Location:	Haywood	County:	Haywood		
Subdivision:	Cold Springs Ranch	Tax Value:	\$93,500	Zoning Desc:	Residential Acreage		
Zoning:	RES			Deed Reference:	787 / 18		
Legal Desc:	PIN#8725-61-1384 Metes & Bounds						
Elevation:	4000-4500 ft. Elev.						



General Information

Type: **Acreage**
Can be Divided?:
\$/Acre: **\$12,268.04**

Land Information

Approx Acres: **4.85**
Acres Cleared:
Acres Wooded:
Approx Lot Dim:
Min Sqft To Build: **1,500**
Prop Foundation:
Lot Desc: **Green Area, On Golf Course, Pasture, Private, Trees, Natural Waterfall, Wooded**

Additional Information

Prop Fin: **Cash, Conventional**
Ownership: **Seller owned for at least one year**
Special Conditions: **None**
Publicly Maint Rd: **No**

School Information

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

Utility/Plan Information

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

Recent: **06/08/2019 : DECR : \$69,500->\$59,500**

Features

Comm Features: **Gated Community**
Access: **Private Road**
Suitable Use: **Private Estate, Residential**

Street:

Association Information

Subject To HOA:	Required	Subj to CCRs:	HOA Subj Dues: Mandatory
HOA Management:		HOA Phone:	Assoc Fee: \$750/Annually

Remarks

Public Remarks: **Private property with beautiful mature woods and grassy meadow. Level building site amidst large trees and rhododendrons with winter mtn views. Perfect setting for private home or mountain retreat. Cold Springs Ranch is a gated community focused on natural beauty and conservation. Hiking & biking trails lead into National Forest. 50 acres of community property including fishing lake.**

Directions: **I-40 to Exit 24. North on Hwy 209 towards Hot Springs, at Ferguson's Store go straight onto Max Patch Rd. Go 9 miles to left on Cold Springs Ranch. See Showing Time instructions for gate code. Then left on Hickory Ridge Rd. Property begins on right including a portion of large grassy meadow.**

Listing Information

DOM:	697	CDOM:	1,423	Closed Dt:	Slr Contr:
UC Dt:		DDP-End Date:		Close Price:	LTC:

Prepared By: Jill Warner

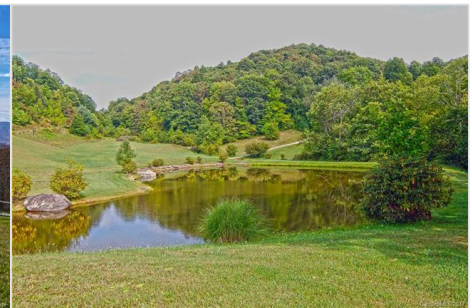
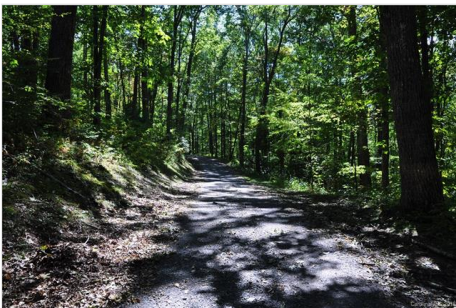
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Land Property Photo Gallery
00 Hickory Ridge Road, Clyde NC 28743

MLS#: [3295704](#)

List Price: \$59,500



Community Property



Community Property



Entering Cold Springs Ranch



Hillside



Building Site



Building Site



Community Pond



Meadow



Wooded lot bordering Community Area

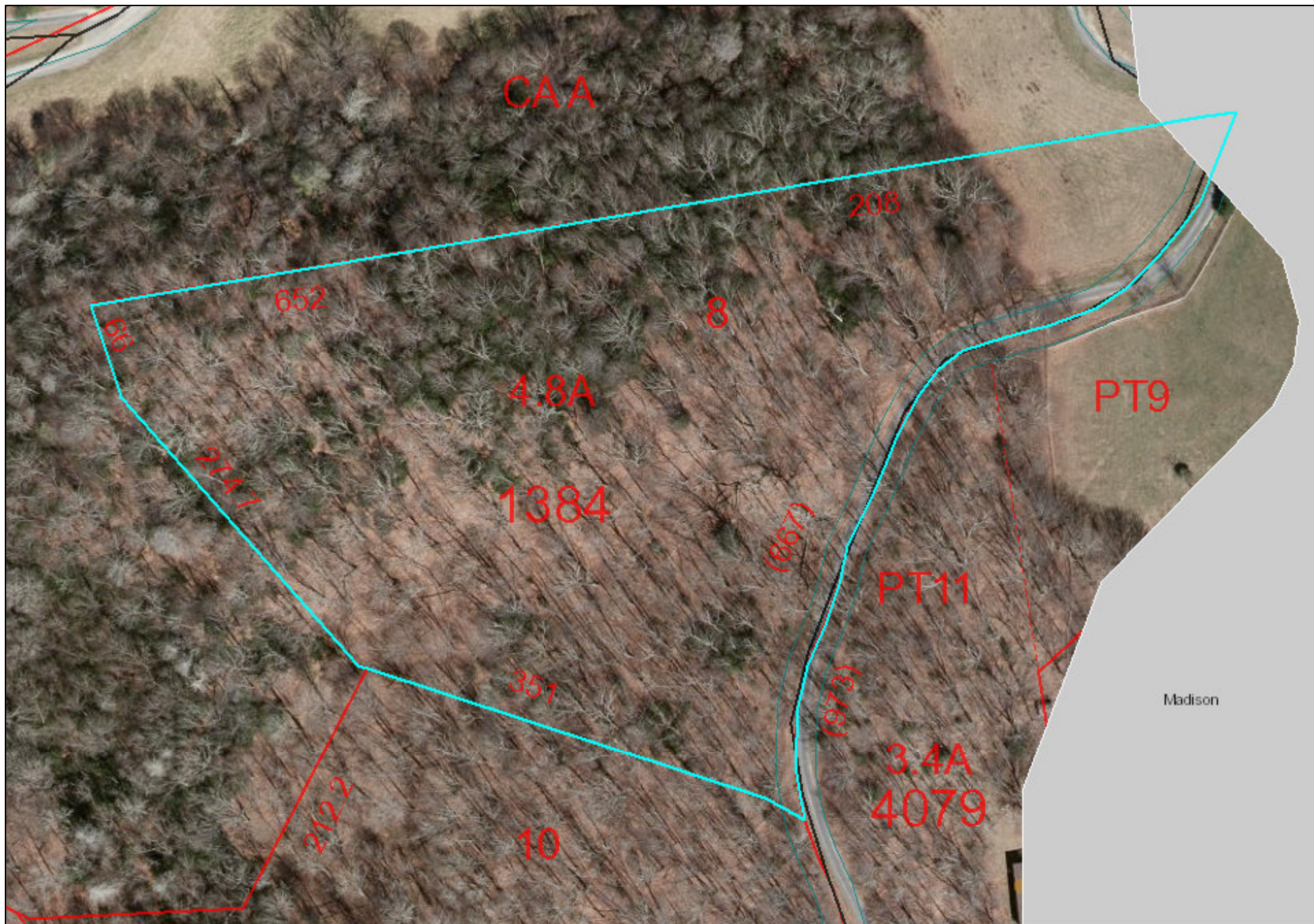


Rhododendron



Carolina Lifestyles Woods

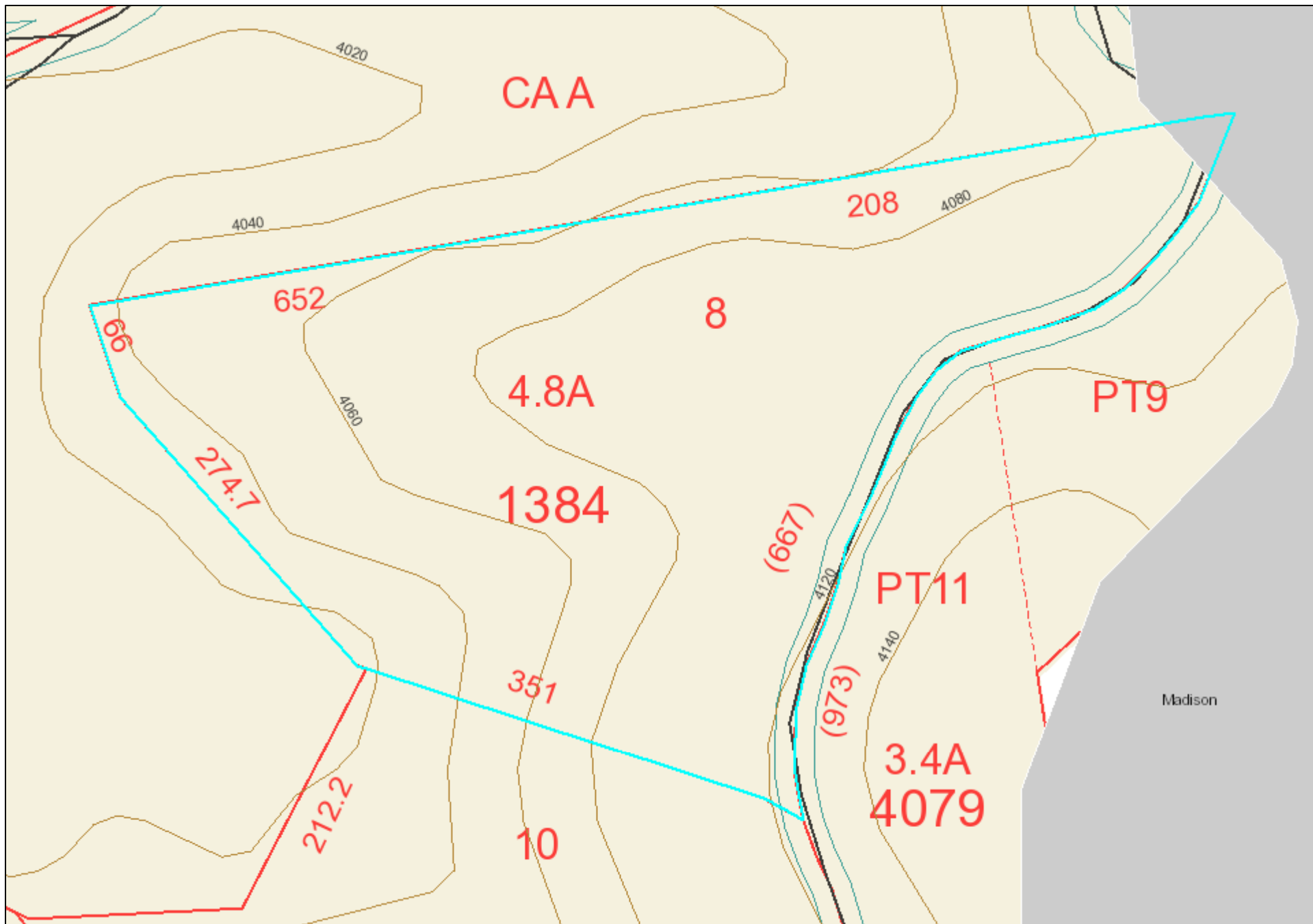




1 inch = 100 feet
June 27, 2017

Haywood County

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.



1 inch = 100 feet

July 15, 2015

Haywood County

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Cold Springs Ranch

