

Step into a world all to itself! 240+ Acres in Historic Anderson Cove



- *240+ acres of peaceful privacy*
 - *Adjoins National Forest*
 - *Located in historic Anderson Cove*
 - *Pristine woods, meadows, and pastures*
 - *Creeks & springs*
 - *Mountain views*
 - *Heirloom apple trees*
 - *Power and phone on property*
 - *Many potential home sites*
 - *Gravel road access & hiking trails in place*
 - *Plenty of room for gardens & animals*
- Live your best life here!*



Reduced!

***Offered for \$898,000
MLS#3498032***



Mountain Home Properties www.mountaindream.com

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

Cindy DuBose - cdubose@mountaindream.com cell 828-734-9158

Land Property Client Full

TBD Anderson Cove Road, Marshall NC 28753-6545

MLS#: 3498032	Category: Lots/Acres/Farms	Parcel ID: 8767-76-6014, 877
Status: Active	Tax Location: Madison	County: Madison
Subdivision: none	Tax Value: \$709,995	Zoning Desc:
Zoning: R-A		Deed Reference: 178/576
Legal Desc: PB 8/957& PB8/906-PIN# 8767-76-6014, 8777-19-8538		
Elevation: 2500-3000 ft. Elev., 3000-3500 ft. Elev.		

List Price: **\$898,000**



General Information

Type: **Acreage**
Can be Divided?: **Yes**
\$/Acres: **\$3,741.67**

Land Information

Approx Acres: **240.00**
Acres Cleared:
Acres Wooded:
Approx Lot Dim:
Min Sqft To Build: **0**
Prop Foundation:
Lot Desc:

School Information

Elem: **Brush Creek**
Middle: **Madison**
High: **Madison**

Utility/Plan Information

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

Basement, Block, Crawl Space
Adjoins Nat/State Forest, Fruit Trees, Long Range View, Mountain View, Open Lot, Pasture, Private, Stream/Creek, Trees

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**

Recent: **04/08/2020 : DECR : \$960,000->\$898,000**

Green Cert: **None** HERS:
Access: **Gravel Road, Privately Maintained Rd.** Street:
Suitable Use: **Pasture/Grazing, Private Estate, Residential**

Association Information

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

Remarks

Public Remarks: **Step into a world all to itself! Not all land is created equal and this 240+ acres of peaceful privacy adjoining National Forest is indeed a special place. Historic Anderson Cove. Pristine woods, meadows and pastures, creeks and springs, mountain views. Power and phone. Many great home sites. Plenty of room for gardens and animals. Heirloom apple trees. Gravel access road in place. Hiking trails. Live your best life here!**
Directions: **From Marshall take Hwy. 25-70 to left on Sharp Hollow Rd. then to left at stop sign onto Barnard Rd. Cross River and bear right onto Big Pine Rd. to Right on Doe Branch Rd. to left on Anderson Cove Rd. Listing to assist frm this point.**

Listing Information

DOM: **340** CDOM: **340** Closed Dt:
UC Dt: DDP-End Date: Close Price: Slr Contr:
LTC:

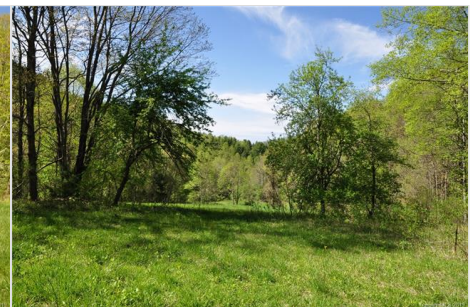
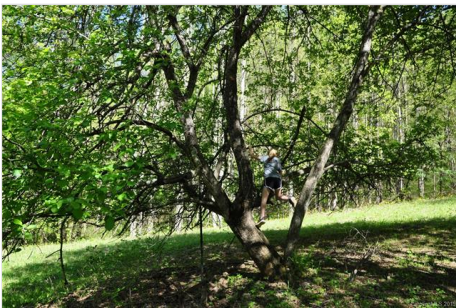
Prepared By: Jill Warner

Land Property Photo Gallery

MLS#: [3498032](#)

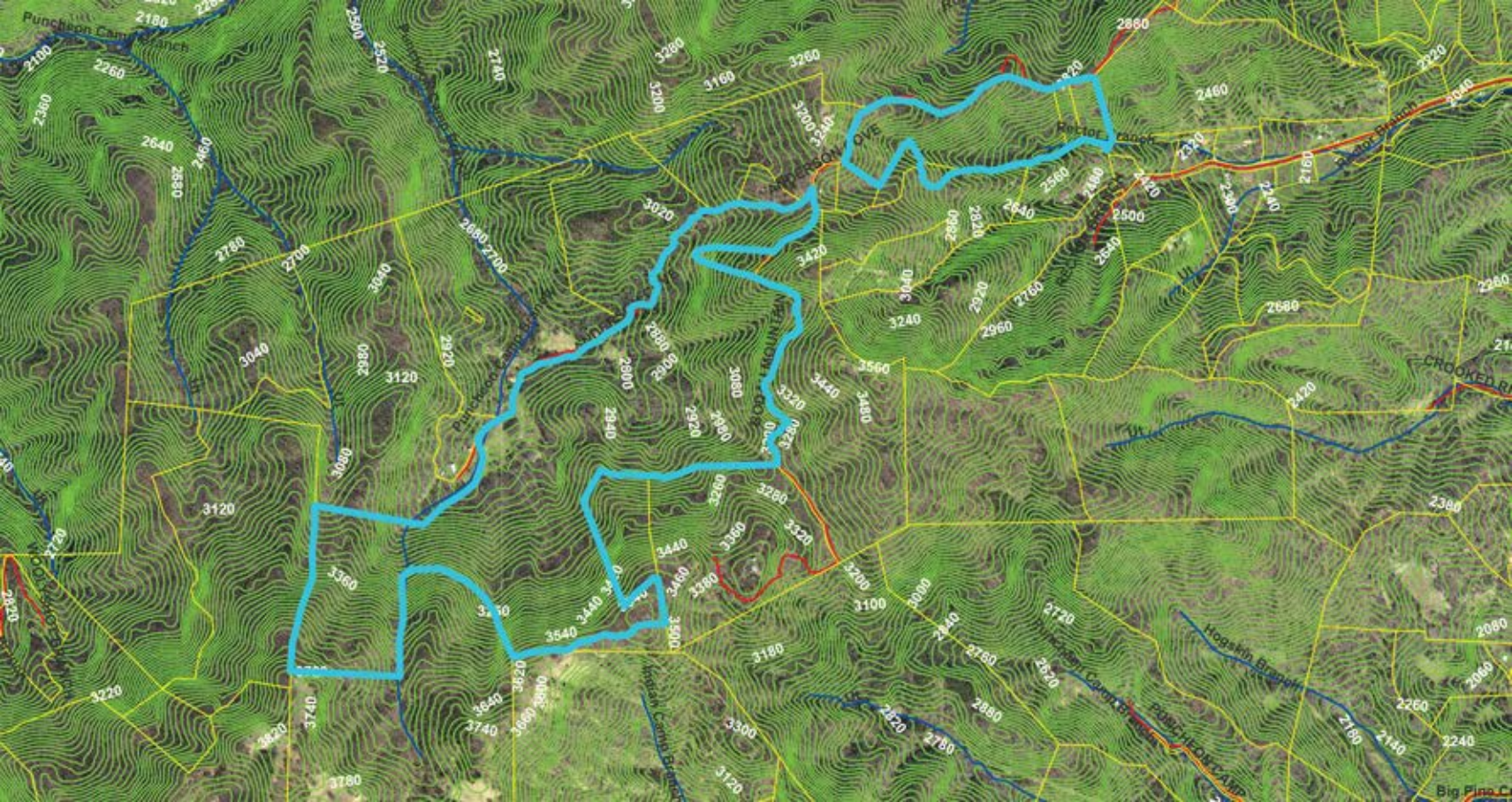
TBD Anderson Cove Road, Marshall NC 28753-6545

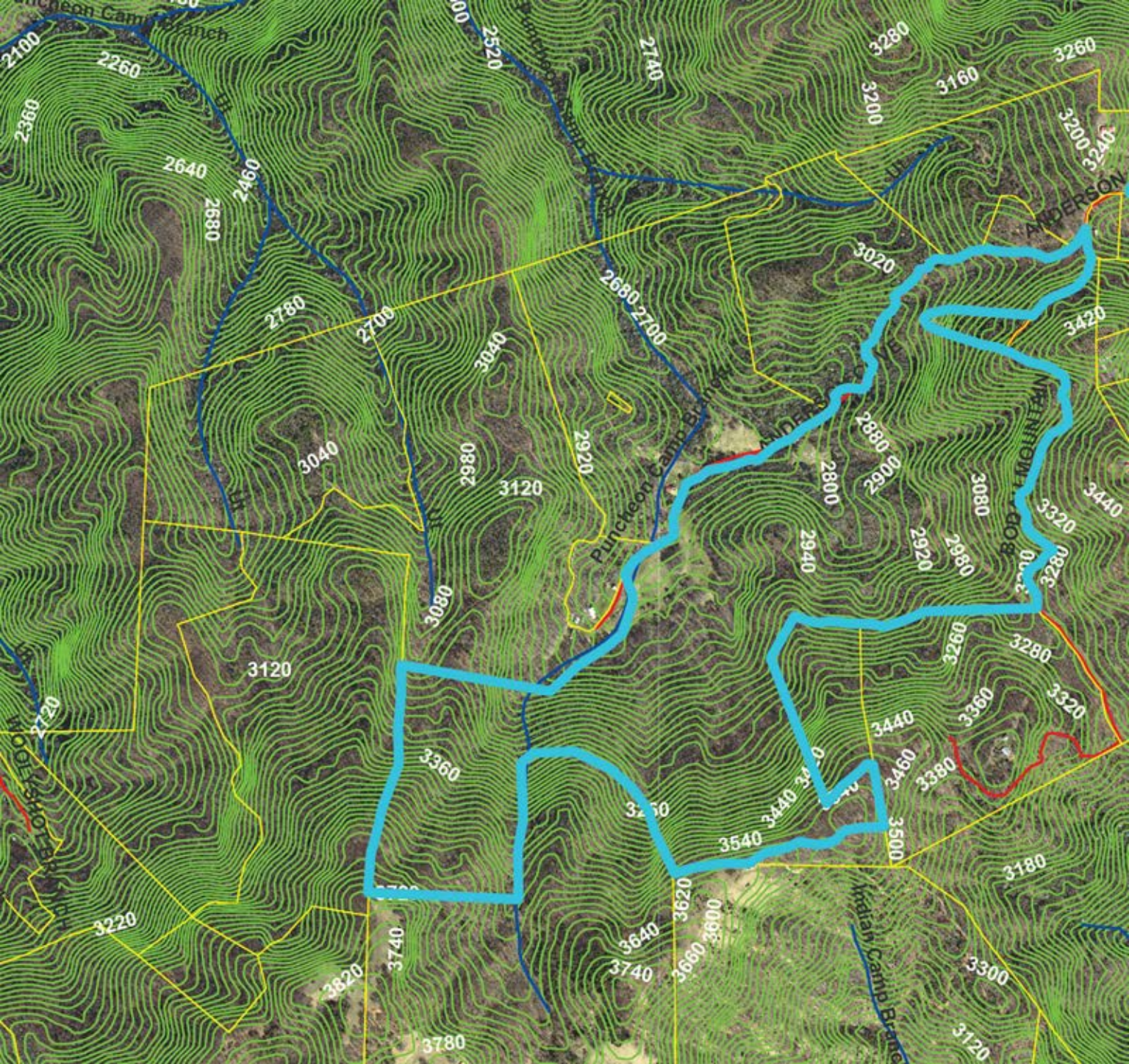
List Price: \$898,000













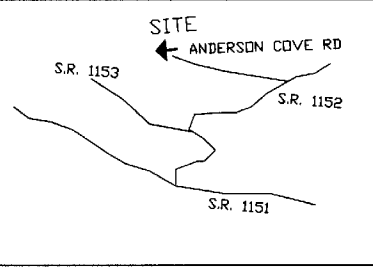




24

PB8

PG 906



VICINITY MAP

NUMBER	DIRECTION	DISTANCE
L1	S 48°12'02" W	191.84'
L2	N 73°55'49" V	87.62'
L3	N 47°02'59" V	74.47'
L4	N 05°23'53" E	90.76'
L5	N 25°12'20" E	91.01'
L6	N 24°36'02" W	261.27'
L7	S 43°50'53" V	186.15'
L8	S 43°51'44" V	125.15'
L9	S 40°30'26" V	225.80'
L10	N 38°04'18" E	34.44'
L11	N 12°49'00" E	47.94'
L12	N 25°07'17" E	69.56'
L13	N 07°43'12" E	43.19'
L14	N 04°56'34" V	49.30'
L15	N 18°14'47" E	48.93'
L16	N 37°01'11" V	57.45'
L17	N 14°34'00" E	42.99'
L18	N 05°33'42" E	47.34'
L19	N 41°51'59" E	39.36'
L20	N 60°47'44" E	105.20'
L21	N 64°32'31" E	71.30'
L22	N 86°27'13" E	63.01'
L23	N 88°38'19" E	195.68'
L24	S 88°49'45" E	138.52'
L25	S 64°04'25" E	67.47'

NUMBER	DIRECTION	DISTANCE
L26	S 61°17'45" E	99.95'
L27	S 83°38'14" E	148.66'
L28	N 67°21'26" E	139.68'
L29	N 66°10'37" E	74.94'
L30	N 49°44'03" E	189.23'
L31	N 66°01'48" E	250.10'
L32	S 73°33'53" E	250.58'
L33	S 81°10'26" E	241.85'
L34	N 64°39'02" E	96.10'
L35	N 73°36'19" E	93.28'
L36	N 82°45'50" E	248.81'
L37	S 27°08'22" W	144.99'
L38	N 50°22'44" W	42.07'
L39	N 78°40'33" V	188.19'
L40	S 66°34'49" V	156.77'
L41	S 56°37'46" V	79.66'
L42	S 63°08'31" V	59.05'
L43	S 80°23'16" W	55.13'
L44	S 83°41'56" W	81.83'
L45	S 76°42'31" W	43.61'
L46	S 54°08'01" W	33.45'

NOTES

1. AREA BY COORDINATES
2. SUBJECT TO ANY ADDITIONAL EASEMENTS OR R/V'S SHOWN OR NOT SHOWN
3. ALL DISTANCES SHOWN ARE HORIZONTAL DISTANCES UNLESS OTHERWISE NOTED

NC GRID NORTH
P.B. 6 PG. 746

BOOK 8 PAGE 906 (1)



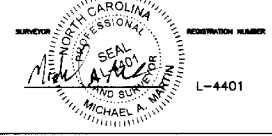
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03/05/2019 12:45:06 PM
Susan Rector, Register of Deeds

LEGEND

- EXISTING 1/2" REBAR
- 1/2" REBAR SET
- UNMARKED POINT
- EXISTING 3/4" PIPE
- TREE SIZE AND TYPE NOTED
- NEW PLANTED STONE SET
- PP. = POWER POLE WITH OVER HEAD LINES
- LINES NOT SURVEYED DRAWN FROM DEEDS
- SURVEYED BOUNDARY
- TIE LINE
- ||| RIDGE

THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING UNDEVELOPED LOTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

I, MICHAEL A. MARTIN, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. I HAVE PERSONALLY OR CAUSED TO BE MADE ALL THE NECESSARY MEASUREMENTS AND CALCULATIONS AND HAVE THEREBY GUARANTEED THE ACCURACY OF THE SAME. I HAVE ALSO GUARANTEED THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FURNISHED TO ME (SEE ALLEGED REFERENCES AS SHOWN). THAT THE BASIS OF PRECISION IS CALCULATED IN 1/10000, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITHIN MY ORIGINAL SIGNATURE, EXPIRATION DATE AND SEAL THIS 30TH DAY OF FEBRUARY, A.D. 2019.



DRY RIDGE LAND SURVEYING, P.A.
18 NORTH MAIN STREET
MARSHALL, NC 28753
PHONE: (828) 777-8444
C-3422

UNITED STATES OF AMERICA
U.S.F.S. TR. 571 a

UNITED STATES OF AMERICA
U.S.F.S. TR. 571 a

ALVIN CECIL BUCKNER, JR.
D.B. 490 PG. 682

AREA: 40.05 ACRES
REMAINING PORTION OF D.B. 262 PG. 612
INCLUSIVE OF
D.B. 264 PG. 314
D.B. 264 PG. 317
D.B. 195 PG. 632

WANDA A. TAYLOR
CHARLES EDWIN TAYLOR
D.B. 264 PG. 496
TRACT 2 P.B. 4 PG. 330

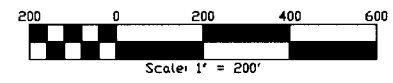
SYBIL WHALEY
D.B. 358 PG. 236
TRACT 1 P.B. 4 PG. 330

TIE LINES ONLY

NUMBER	DIRECTION	DISTANCE
L62	N 21°32'18" E	198.91'
L63	N 29°55'08" W	54.65'

NUMBER	DIRECTION	DISTANCE
L47	S 84°25'41" W	22.27'
L48	S 80°15'21" W	53.41'
L49	S 73°16'06" W	49.45'
L50	S 83°22'16" W	63.67'
L51	S 80°51'21" W	39.19'
L52	S 89°47'11" W	37.48'
L53	S 74°14'42" W	62.31'
L54	S 79°25'24" W	76.54'
L55	S 86°04'11" W	57.22'
L56	N 81°40'45" V	55.22'
L57	N 82°42'49" V	60.59'
L58	N 88°52'59" V	50.85'
L59	S 89°44'16" W	63.93'
L60	S 70°37'24" W	40.21'
L61	S 78°54'37" W	102.65'

RETRACEMENT SURVEY
FOR
THE GILBERT RAMSEY
AND
ELENE RAMSEY FAMILY
LIMITED PARTNERSHIP
PIN.# 8777-19-8538
TOWNSHIP NO. 5, MADISON COUNTY, NC
FEBRUARY 20, 2019 SCALE: 1"=200'



Scale: 1" = 200'

JOB 18-1711

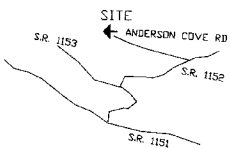
NUMBER	DIRECTION	DISTANCE
L1	N 17°22'00" E	179.76
L2	S 24°49'00" E	384.68
L3	N 70°21'23" E	350.70
L4	N 47°14'08" E	179.51
L5	N 48°50'43" E	433.91
L6	N 38°58'19" E	135.57
L7	N 0°02'19" E	186.42
L8	N 33°39'11" E	140.52
L9	N 51°28'57" E	56.67
L10	S 60°01'34" E	109.74
L11	N 54°48'04" E	98.41
L12	N 67°58'08" E	68.44
L13	N 60°34'49" E	95.08
L14	N 13°18'58" E	99.83
L15	N 02°39'50" E	49.27
L16	N 11°43'44" E	113.40
L17	N 25°05'07" E	121.11
L18	N 2°49'06" E	73.51
L19	N 38°58'19" E	46.68
L20	N 50°58'23" E	61.26
L21	N 68°38'31" E	106.77
L22	N 78°01'13" E	106.77
L23	N 72°55'25" E	128.92
L24	N 81°02'58" E	148.08
L25	N 72°55'25" E	128.94
L26	N 42°31'47" E	31.85
L27	N 36°48'49" E	14.83
L28	N 30°59'56" E	46.14
L29	N 74°30'34" E	71.83
L30	N 72°17'19" E	46.54
L31	N 53°18'05" E	36.87
L32	N 54°08'56" E	37.39
L33	N 62°48'14" E	119.77
L34	N 42°57'48" E	43.50
L35	N 10°56'27" E	33.36
L36	N 00°42'14" E	50.57
L37	N 38°08'04" E	46.22
L38	N 49°30'22" E	127.02
L39	N 69°37'54" E	18.49
L40	S 79°52'20" E	19.82

NUMBER	DIRECTION	DISTANCE
L41	N 84°45'24" E	54.95
L42	N 50°02'40" E	33.87
L43	N 08°09'20" E	46.26
L44	N 32°09'24" E	154.83
L45	N 53°09'12" E	158.67
L46	N 09°25'05" E	27.35
L47	N 03°12'39" E	74.72
L48	N 01°34'19" E	45.16
L49	N 47°42'38" E	75.39
L50	N 47°42'38" E	37.62
L51	N 19°27'25" E	66.28
L52	N 39°14'29" E	77.42
L53	N 48°15'00" E	67.88
L54	N 23°02'17" E	34.12
L55	N 13°03'19" E	60.83
L56	N 43°02'08" E	46.43
L57	N 38°42'00" E	134.68
L58	N 47°43'05" E	90.34
L59	N 48°10'18" E	37.51
L60	N 50°58'23" E	62.05
L61	N 48°38'50" E	30.26
L62	N 51°02'57" E	45.54
L63	S 82°46'12" E	38.63
L64	N 87°58'15" E	40.29
L65	N 13°03'19" E	60.83
L66	N 72°26'00" E	50.32
L67	N 64°10'01" E	21.60
L68	N 74°39'35" E	75.62
L69	N 89°32'25" E	50.39
L70	S 72°57'19" E	97.11
L71	S 86°22'14" E	29.81
L72	N 87°58'15" E	40.29
L73	N 71°53'48" E	45.30
L74	S 49°58'57" E	43.97
L75	N 70°16'20" E	77.54
L76	N 81°59'18" E	70.93
L77	N 64°58'19" E	55.62
L78	N 58°51'41" E	37.05
L79	N 58°51'41" E	43.73
L80	N 48°38'50" E	30.24

NUMBER	DIRECTION	DISTANCE
L81	N 27°47'27" E	63.17
L82	N 07°32'15" E	103.32
L83	N 28°43'08" E	47.54
L84	N 53°09'24" E	154.83
L85	N 53°09'12" E	158.67
L86	N 01°41'02" E	177.50
L87	N 01°41'02" E	177.50
L88	S 07°28'36" E	76.93
L89	N 09°09'39" E	89.38
L90	S 30°55'23" E	68.72
L91	S 78°32'10" E	7.94
L92	S 64°09'17" E	193.85
L93	S 49°56'08" E	109.87
L94	N 02°19'11" E	10.86
L95	N 82°19'11" E	64.72
L96	N 82°19'11" E	11.66
L97	N 60°18'53" E	76.86
L98	S 87°36'58" E	60.43
L99	N 71°10'10" E	37.38
L100	S 63°34'28" E	29.75
L101	S 44°03'28" E	30.86
L102	N 04°00'55" E	131.14
L103	S 28°47'28" E	37.50
L104	S 69°17'38" E	16.27
L105	S 69°17'38" E	33.40
L106	S 69°17'38" E	33.40
L107	S 69°17'38" E	16.27
L108	S 77°09'34" E	217.26
L109	S 54°29'25" E	61.36
L110	S 54°29'25" E	162.95

NUMBER	DIRECTION	DISTANCE
L111	S 19°15'27" E	86.45
L112	S 86°36'34" E	86.53
L113	S 01°19'00" E	11.51
L114	S 10°10'12" E	58.63
L115	S 63°31'26" E	96.50
L116	S 01°41'02" E	177.50
L117	S 31°04'10" E	151.91
L118	S 12°04'23" E	171.98
L119	S 12°04'23" E	89.38
L120	S 49°53'00" E	65.97
L121	S 09°05'24" E	96.19
L122	S 26°19'46" E	73.53
L123	S 07°14'24" E	40.76
L124	S 28°47'28" E	37.50
L125	S 42°29'34" E	86.21
L126	S 44°59'40" E	198.71
L127	S 09°10'18" E	59.95
L128	S 50°08'08" E	14.80
L129	S 08°06'06" E	158.60
L130	S 19°14'56" E	24.95
L131	S 04°46'20" E	108.19
L132	S 19°25'16" E	95.92
L133	S 07°44'27" E	30.54
L134	N 89°41'46" E	151.12
L135	N 89°41'46" E	109.34
L136	N 89°41'46" E	151.12
L137	N 89°41'46" E	86.82
L138	N 89°41'46" E	38.04
L139	S 80°56'45" E	37.12
L140	S 64°48'25" E	67.13
L141	S 64°48'25" E	108.44
L142	S 64°48'25" E	41.49
L143	S 79°43'05" E	59.52
L144	N 78°27'07" E	156.39
L145	N 74°28'13" E	62.70

VICINITY MAP



LEGEND

- EXISTING FENCE POST
- EXISTING 5/8" REBAR
- 1/2" REBAR SET
- BAY ROAD SPIKE SET
- UNKNOWN POINT
- 3/4" EXISTING IRON PIPE (UNLESS OTHER WISE NOTED)
- TREE SIZE AND TYPE NOTED
- FENCE LINE
- LINES NOT SURVEYED DRAWN FROM DEEDS AND PLATS
- SURVEYED BOUNDARY
- TIE LINE
- RIDGE

HEYWARD C. ROBINSON
D.B. 187 PG. 304
P.B. 3 PG. 294

BILL RAMSEY
ALAN RAMSEY
D.B. 163 PG. 423
P.B. 8 PG. 956

BILL RAMSEY
D.B. 302 PG. 678
P.B. 4 PG. 955

AREA: 199.06 ACRES
PORTION OF
D.B. 153 PG. 423
P.B. 3 PG. 276

W. DAVID HURM
D.B. 178 PG. 576
P.B. 3 PG. 488

W. DAVID HURM
D.B. 210 PG. 188

MICHAEL J. CRANEY ET AL.
D.B. 138 PG. 303 & D.B.310 PG. 184
D.B. 157 PG. 171

PETER C. WARNER
D.B. 151 PG. 273

ALLEN TUCKER
D.B. 333 PG. 283

ALLEN TUCKER
D.B. 333 PG. 283

NUMBER	DIRECTION	DISTANCE
L146	N 09°58'17" E	51.58
L147	S 80°48'47" E	53.89
L148	N 81°09'53" E	17.68
L149	N 64°56'08" E	37.68
L150	N 12°04'47" E	108.44
L151	S 61°19'08" E	47.50
L152	S 77°11'47" E	23.47
L153	N 81°09'54" E	18.05
L154	N 59°08'35" E	126.78
L155	N 89°41'46" E	151.12
L156	S 42°45'14" E	37.76
L157	S 87°58'55" E	78.72
L158	S 60°09'01" E	79.52
L159	S 35°35'39" E	45.78
L160	N 09°06'46" E	76.41
L161	N 01°03'25" E	17.41
L162	S 28°06'48" E	54.08
L163	S 80°23'07" E	36.09
L164	S 12°31'23" E	34.15
L165	N 12°31'23" E	19.98

NUMBER	DIRECTION	DISTANCE
L166	N 35°36'56" E	45.83
L167	N 31°15'41" E	32.13
L168	N 37°55'27" E	36.44
L169	N 43°36'56" E	47.89
L170	N 59°18'19" E	115.38
L171	N 47°16'56" E	58.15
L172	S 01°03'25" E	17.41
L173	S 28°06'48" E	54.08
L174	S 80°23'07" E	36.09
L175	N 77°25'02" E	37.75
L176	S 84°43'38" E	30.00
L177	S 84°43'38" E	123.46
L178	S 84°43'38" E	85.40
L179	S 84°43'38" E	30.00
L180	S 84°43'38" E	123.46
L181	S 84°43'38" E	85.40
L182	N 87°42'15" E	122.09
L183	S 63°36'26" E	96.20
L184	S 64°48'08" E	105.17
L185	S 64°48'08" E	105.17
L186	S 85°29'37" E	39.59
L187	N 88°42'34" E	126.24
L188	S 84°43'38" E	123.46
L189	S 72°56'07" E	195.54
L190	N 02°38'07" E	51.39
L191	N 40°09'17" E	35.38
L192	N 56°12'30" E	116.92
L193	N 69°39'07" E	144.44
L194	N 85°59'18" E	106.72
L195	S 79°43'05" E	59.52
L196	S 68°33'30" E	92.13
L197	S 08°05'37" E	171.96
L198	S 27°58'44" E	72.65
L199	S 11°36'57" E	380.35
L200	N 03°05'30" E	326.44
L201	N 05°25'27" E	103.73

STATE OF NORTH CAROLINA
COUNTY OF MADISON

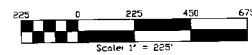
PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE IN BOOK
PAGE 957 THIS 01 DAY OF May 8
BY 19 415 COLORADO
SUSAN Rector
REGISTER OF DEEDS
MICHAEL J. Wallis

BOOK 8 PAGE 957 (1)
332622

Filed: Madison County, NC
05/08/2019 09:15:25 AM
Susan Rector, Register of Deeds

COMPOSITE SURVEY
FOR
THE GILBERT RAMSEY
AND
ELENE RAMSEY FAMILY
LIMITED PARTNERSHIP

TOWNSHIP NO. 6, MADISON COUNTY, NC
APRIL 25, 2019 SCALE: 1"=225'



JOB 19-1777-B

THAT THE SURVEY IS OF AN EXISTING PARCEL, OR PORTION OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

I, MICHAEL A. WATKINS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. THE INFORMATION RECORDED IN THIS BOOK IS TRUE AND CORRECT. THE INFORMATION FURNISHED TO ME BY THE PERSONS WHOSE NAMES ARE SHOWN IN THIS PLAT IS TRUE AND CORRECT. THE SCALE OF THIS PLAT IS 1"=225'. THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF NORTH CAROLINA, THIS 25TH DAY OF APRIL, A.D. 2019.

Michael A. Watkins
Surveyor
L-4401
REPRODUCTION NUMBER

DRY RIDGE LAND SURVEYING, P.A.
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