

## ***Incredible 12+ Acres on the French Broad River!***



***Offered for \$199,000  
MLS#3550789***

- *High pasture well out of the floodplain*
- *Potential river views with a little clearing from high pasture*
- *6 acres of riverfront pasture and woods great for recreational use and/or farming*
- *Would make an incredible riverfront estate or farm*
- *Right of Way into property needs a bridge over creek*
- *Great location to put in rafts, kayaks or swim!*
- *10 minutes to the town of Hot Springs*



***Mountain Home Properties*** [www.mountaindream.com](http://www.mountaindream.com)

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## Land Property Client Full

### TBD Lower Shut In Road, Hot Springs NC 28743

MLS#: <b>3550789</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>8851-41-1244, 885</b>
Status: <b>Active</b>	Tax Location: <b>Madison</b>	County: <b>Madison</b>
Subdivision: <b>none</b>	Tax Value: <b>\$67,114</b>	Zoning Desc:
Zoning: <b>RA</b>		Deed Reference: <b>72/ 273-274</b>
Legal Desc: <b>See Deed Description BK72 PG273 or BK179 PG438-445</b>		
Elevation: <b>1000-1500 ft. Elev.</b>		

List Price: **\$199,000**

#### General Information

Type: **Acreage**  
 Can be Divided?: **Yes**  
 \$/Acres: **\$16,583.33**

#### Land Information

Approx Acres: **12.00**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim:  
 Min Sqft To Build: **0**  
 Prop Foundation:

#### Lot Desc:

**Flood Plain, Mountain View, Pasture, Paved Frontage, Riverfront, Rolling, Sloping, Stream/Creek, Water view, Waterfront**

#### Additional Information

Prop Fin:  
 Transaction Type: **For Sale**  
 Ownership: **Seller owned for at least one year**  
 Special Conditions: **None**  
 Road Responsibility: **No Road**

#### School Information

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

#### Utility/Plan Information

Sewer: **Septic Needed, None**  
 Water: **Well Installed, None**  
 Outbuildings: **Yes**  
 Dwellings: **Yes**  
 Bedrooms Septic:

Recent: **05/02/2020 : NEWS : ->ACT**

#### Features

Waterbody Name: <b>French Broad River</b>	
Lake/Water Amenities: <b>None</b>	
Fixtures Exceptions: <b>No</b>	
Exterior Feat: <b>Barn(s)</b>	
Access: <b>Easement Road</b>	Street:
Suitable Use: <b>Cattle, Farmland, Gardening, Horse Farm, Pasture/Grazing, Private Estate, Recreational/2nd House, Residential, Vegetable/Truck Farm</b>	
Subject To HOA: <b>None</b>	Subj to CCRs:      HOA Subj Dues:

#### Remarks

Public Remarks: **Incredible 12+ Acres on the French Broad River! High pasture well out of the floodplain. Potential river views with a little clearing. 6 acres of riverfront pasture and woods great for recreational use and/or farming. Right of Way into property needs a bridge over creek. Property price takes this into consideration. Would make an incredible riverfront estate or farm. Great location to put in rafts, kayaks or swim!**

Directions: **From Hot Springs, follow Bridge St. to a right onto Hwy 25/70 towards Newport. Right on Lower Shut In Rd., at end of the road property is on left. Both sides of railroad.**

#### Listing Information

DOM: <b>0</b>	CDOM: <b>0</b>	Closed Dt:
UC Dt:	DDP-End Date:	Close Price:
		Slr Contr: <b>LTC:</b>

Prepared By: Jill Warner

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MLS#: [3550789](#)

Land Property Photo Gallery

TBD Lower Shut In Road, Hot Springs NC 28743

List Price: \$199,000



Flat Bottom land River front



Your own private beach!



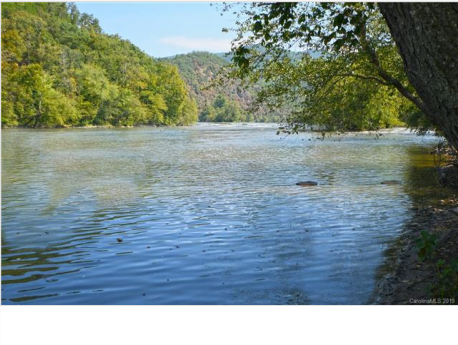
Boating on the river



Property on the left



Upper Home Site



Looking South



Looking North







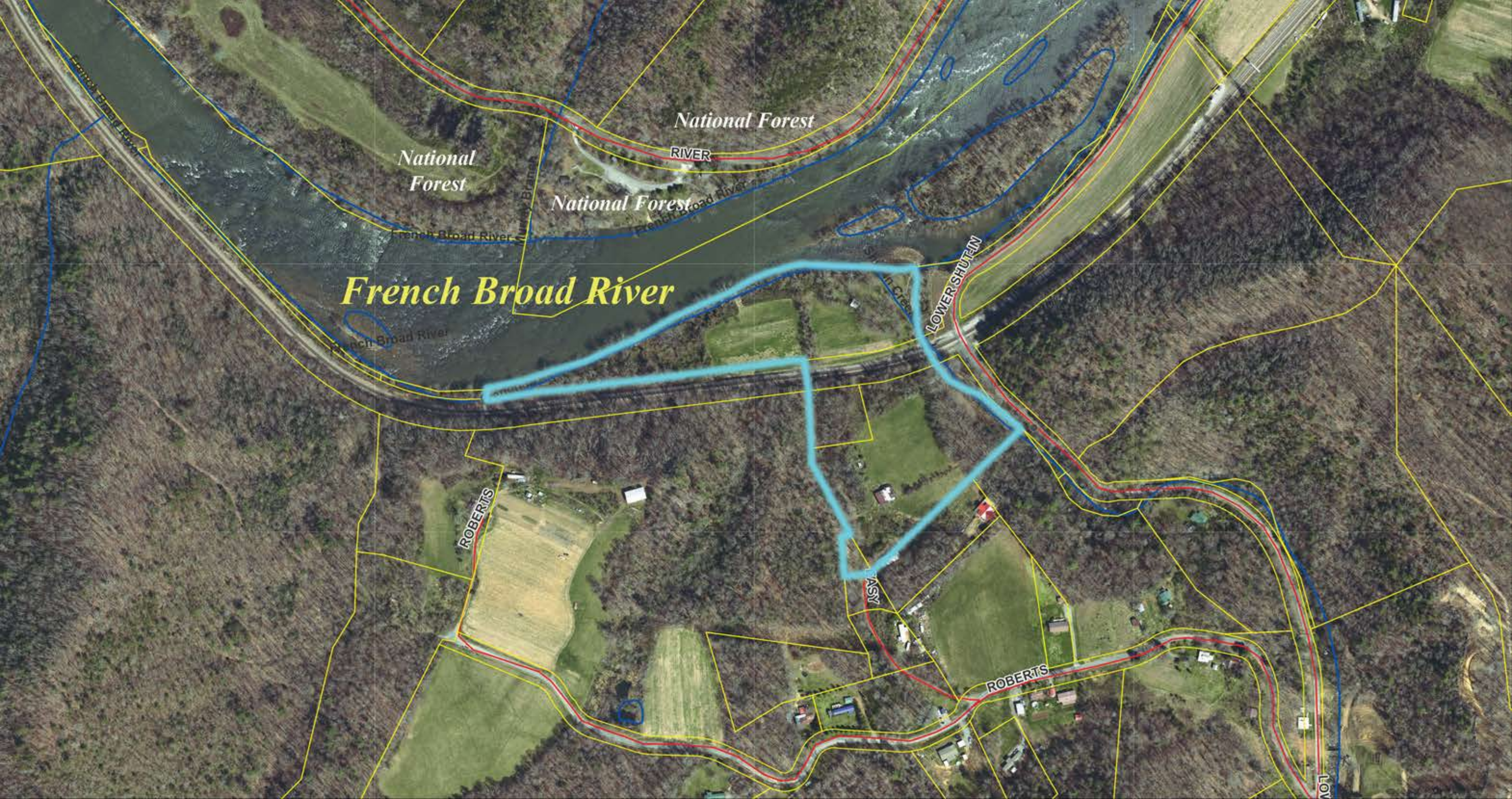
River Front Field











National Forest

National Forest

National Forest

French Broad River

RIVER

LOWER SHUT-IN

ROBERTS

EAST

ROBERTS

LOV





National Forest

National Forest

French Broad River

French Broad River

French Broad River

French Broad River

LOWER SHUT-IN

ROBERTS



