

65+ Acre Scenic Farm Close to Waynesville



- *65+ historic farm in Clyde-plenty of room for livestock & gardens*
- *15 minutes to Waynesville-easy access to Asheville*
- *Direct access off scenic byway but tucked away*
- *Beautiful cascading bold creek, pastures and barn*
- *Southern exposure*
- *Several great home sites overlooking creek or with mountain views*

This property is the complete package, you can have it all!

*Offered for \$599,000
MLS#3525920*



Mountain Home Properties www.mountaindream.com
Contact: Steve DuBose - sdubose@mountaindream.com 828-734-4181
Cindy DuBose - cdubose@mountaindream.com cell 828-622-3222



Land Property Client Full

TBD Betsys Gap Road, Clyde NC 28721

MLS#: 3525920	Category: Lots/Acres/Farms	Parcel ID: 8732-55-5955	List Price: \$599,000
Status: Active	Tax Location: Clyde	County: Haywood	
Subdivision: none	Tax Value: \$274,900	Zoning Desc:	
Zoning: None		Deed Reference: 782/2233	
Legal Desc: See Deed Description BK 782 PG2233 PIN#8732-55-5955			
Elevation: 2500-3000 ft. Elev., 3000-3500 ft. Elev.			



General Information

Type: **Acreage**
 Can be Divided?:
 \$/Acres: **\$9,195.58**

Land Information

Approx Acres: **65.14**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **0**
 Prop Foundation:

Lot Desc:

Creekfront, Long Range View, Mountain View, Pasture, Paved Frontage, Private, Rolling, 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: **Publicly Maintained Road**

School Information

Elem: **Riverbend**
 Middle: **Central**
 High: **Tuscola**

Utility/Plan Information

Sewer: **Septic Needed**
 Water: **Spring , Well Needed**
 Outbuildings: **Yes**
 Dwellings: **No**
 Bedrooms Septic:

Recent: **06/25/2020 : Price Increase : \$546,000->\$599,000**

Features

Lake/Water Amenities: **Other - See Media/Remarks**

Exterior Feat: **Barn(s), Wired Internet Available**

Access: **Paved Road, State Road**

Street: **Paved**

Improvements: **Barn**

Suitable Use: **Farmland, Gardening, Pasture/Grazing, Private Estate, Residential**

Association Information

Subject To HOA: **None**

Subj to CCRs: **No**

HOA Subj Dues: **No**

Remarks

Public Remarks: **Incredible 65 acre historic mountain farm with beautiful mountain views and creek! Located just 15 minutes to the wonderful mountain town of Waynesville, NC. and easy access to Asheville. This amazing property has direct access off the paved scenic byway and is private and tucked away with beautiful cascading bold creek, pastures and barn. The chimney still stands in the hollow and bottom land of the pre-civil war era McCracken family homestead. Southern exposure. A number of great home sites overlooking creek and with amazing mountain views. Plenty of room for livestock and gardens. This property offers the complete package, you can have it all!**

Directions: **From Waynesville take Hwy. 209 north crossing over I-40 at exit 24 and continue on Hwy. 209 7 miles to right at Ferguson's General Store. Go 1 mile to property on left. Turn in drive and then bear right at gate. Note: Google maps labels the driveway as "Percy Way"**

Listing Information

DOM: **349**
 UC Dt:

CDOM: **2,390**
 DDP-End Date:

Closed Dt:
 Close Price:

Slr Contr:
 LTC:

Prepared By: Jill Warner

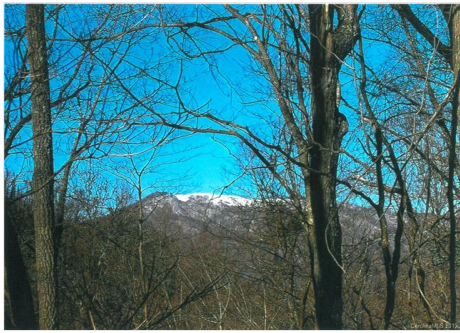
Land Property Photo Gallery

MLS#: [3525920](#)

TBD Betsys Gap Road, Clyde NC 28721

List Price: \$599,000





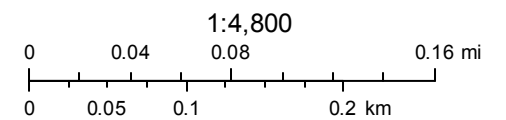
View of Max Patch!





This aerial map displays a large, irregularly shaped land parcel outlined in yellow. The map is overlaid with a red boundary and various numerical data points. A winding road or path is visible on the left side. The terrain is mostly brown and hilly, with some green areas and small structures. Text labels include 'CREEK METER', 'TR 1', 'TR 2', and 'TR 3'.

June 14, 2019



A topographic map showing a mountainous region with brown contour lines. A prominent yellow boundary line runs across the map, starting from the left edge, curving around a peak, and then extending towards the bottom right. Red lines, possibly representing roads or property boundaries, are scattered throughout. Numerous numerical labels are present, including elevation values like 2800, 3000, 3200, 3400, and 3600. Specific points are labeled with codes and numbers, such as 21.5A 5897, 17.7A 5785, 6.3A 4073, 31.0A 6660, 12.5A 4623, 13.4A 6607, 9256, 7148, 49083, and 49084. A blue line, likely a stream or river, flows through the lower left portion of the map. The map is oriented with North at the top.

1:4,800

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

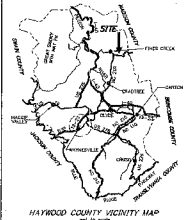
Amy R. Whitman
Haywood Register, Book 1777, Page 320
by *Abraham Schoenberger*

State of North Carolina, County of Haywood
Stephanie S. Parkins, Register of Haywood County
certify that the map or plat to which this certification is affixed
meets all statutory requirements for recording.
Stephanie S. Parkins 7/22/07
Register Office

ZORA WEISBECKER
DB 432 - PC 709

WILSON W. & BETTY S. PRICE
DB 397 - PG 192

- LEGEND—
EIP = Existing iron pipe or pin
FIP = Iron pipe or pin set
R/W Spike = Railroad spike set
F.S. = Fence Stone
M.H. = Man hole
W.M. = Water meter
P.O. = Power service pole
A.P.L. = Aerial Power Line
P.O. = Port of
B.S. = Iron block
P.O. = Page
L.S. = Fence line
B.S. = Branch or Stream
T.O. = Top of Ridge



ROSEANN BROWNING
DB 483 - PG 1218

64.473 ACRES

WILSON W. & BETTY S. PRICE
DB 397 - PG 192

JAMES R. & SUSAN B. WILLIAMS
DB 323 - PG 148

JAMES B. & RITA M. CLAYTON
DB 347 - PG 422

JAMES D. GLADDEN
& JANE H. GLADDEN
DB 518 - PG 2132

JAMES D. GLADDEN
& JANE H. GLADDEN
DB 518 - PG 2132

JOSEPH T. SMART
DB 340 - PG 1002

JAMES B. & RITA M. CLAYTON
DB 347 - PG 422

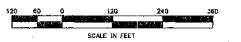


200766570
NOTICE OF SALE
05-22-2007 03:01:30 PM
BANK MAP CABC
PG. 5009-5009

This survey is of an existing parcel of land.
I, J. RANDY HERRON, certify that this plat was drawn under my supervision from an actual survey made under my supervision, that the boundaries not surveyed are clearly indicated as shown from information found in referenced documents, that the ratio of precision as calculated is 1:10,000, that this plat was prepared in accordance with G.S. 47-10 as amended. Witness my hand and seal this 20th day of July, 2006.



- NOTES—
1 - Acreage calculated by Coordinate Computation Methods.
2 - All property corners not described are "computed points".
3 - Property is subject to all applicable easements and rights of way of record.
4 - Error of closure meets or exceeds 1:10,000.
5 - This Survey meets the requirements of a Class A Survey.
6 - North is True North of First Colonel C - Spot 2724.
7 - There is no recoverable Horizontal Control within 2000'.
8 - All roads are privately maintained unless noted otherwise.
9 - Property is not in a flood hazard area.
10 - All distances shown are horizontal ground measured distances.



PLAT PREPARED FOR
JEFFREY T. WITTMAN
Fines Creek Township Haywood County, N.C.

PREPARED BY:
J. RANDY HERRON, P.L.S. L-3202
Herron Surveying, PC
1181 Bass Ave., Waynesville, NC 28786
(828) 456-5761

STATE OF NORTH CAROLINA
COUNTY OF HAYWOOD
REGISTERED PLAT
1777-320-A

1 of 1
1777-320-A