



***Majestic Blue Ridge Mountain
96+ acre one of a kind property!***

***Offered for \$1,394,000
MLS#3510524***



- *Spectacular western mountain views including Max Patch summit and breathtaking sunsets*
- *Includes over 40 acres of gentle rolling open land and pastures*
- *The balance of land is woods with beautiful mature trees*
- *Wildlife abounds! Wild turkey gobbles, white tail deer, and grouse are all common*
- *Includes a small pond fed by clear streams that meander across the property*
- *Land uses may include estate home sites, family retreat, wildlife habitat sanctuary or conservation, or perhaps a sustainable farmstead*
- *Underground electricity is already on site*
- *Excellent interior road system*
- *Easy access, yet private. Asheville, NC and all it has to offer is 30 minutes away*
- *Historically referred to as "Cherry Flats" with some of the most usable and beautiful mountain land in the region.*



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 Fox Run, Hot Springs NC 28743

MLS#: **3510524** Category: **Lots/Acres/Farms** Parcel ID: **8764-22-5697**
Status: **Active** Tax Location: **Madison** County: **Madison**
Subdivision: **None** Tax Value: **\$296,171** Zoning Desc:
Zoning: **R-2-Rura** Deed Reference: **529 / 598**
Legal Desc: **PIN# 8764-22-5697 PB 3/329**
Elevation: **4000-4500 ft. Elev.**

List Price: **\$1,394,000**



General Information

Type: **Acreage**
Can be Divided?: **Yes**
\$/Acres: **\$14,406.78**

Land Information

Approx Acres: **96.76**
Acres Cleared: **40.00**
Acres Wooded:
Approx Lot Dim:
Min Sqft To Build: **0**
Prop Foundation:

Lot Desc:

Level, Long Range View, Mountain View, Pasture, Lake, Private, Rolling, Stream/Creek

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**

School Information

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

Utility/Plan Information

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

Features

Exterior Feat: **Underground Power Lines**
Access: **Gravel Road, Private Road** Street:
Suitable Use: **Cattle, Gardening, Horse Farm, Pasture/Grazing, Private Estate**

Association Information

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

Remarks

Public Remarks: **Majestic Blue Ridge Mountains one of a kind property! Spectacular western mountain views including Max Patch summit and breathtaking sunsets! This beautiful property includes over 40 acres of gentle rolling open land and pastures with the balance of land in woods with beautiful mature trees. Easy access. Very unique setting at over 4000' elevation. Wild turkey gobblers are common in the early morning hours along with white tail deer and grouse. The land is home to a small pond fed by clear streams that meander across the property. The varied land uses may include estate home sites, family retreat, an epic equestrian farm, wildlife habitat sanctuary or legacy conservation, sustainable farmstead, etc. Underground electricity onsite along with excellent interior road system. Asheville, NC and all it has to offer is 30 minutes away. This property has unparalleled beauty and historically referred to as "The Cherry Flats" with some of the most usable and beautiful land in the mountain region.**

Directions: **From Asheville take Hwy. 63 past Leicester and over Doggett Mtn. to right Fox Run. Go about a mile to end of road at gate. Property begins here.**

Listing Information

DOM: **519** CDOM: **519** Closed Dt:
UC Dt: DDP-End Date: Close Price: Slr Contr:
LTC:

Prepared By: Cynthia DuBose

Land Property Photo Gallery

MLS#: [3510524](#)

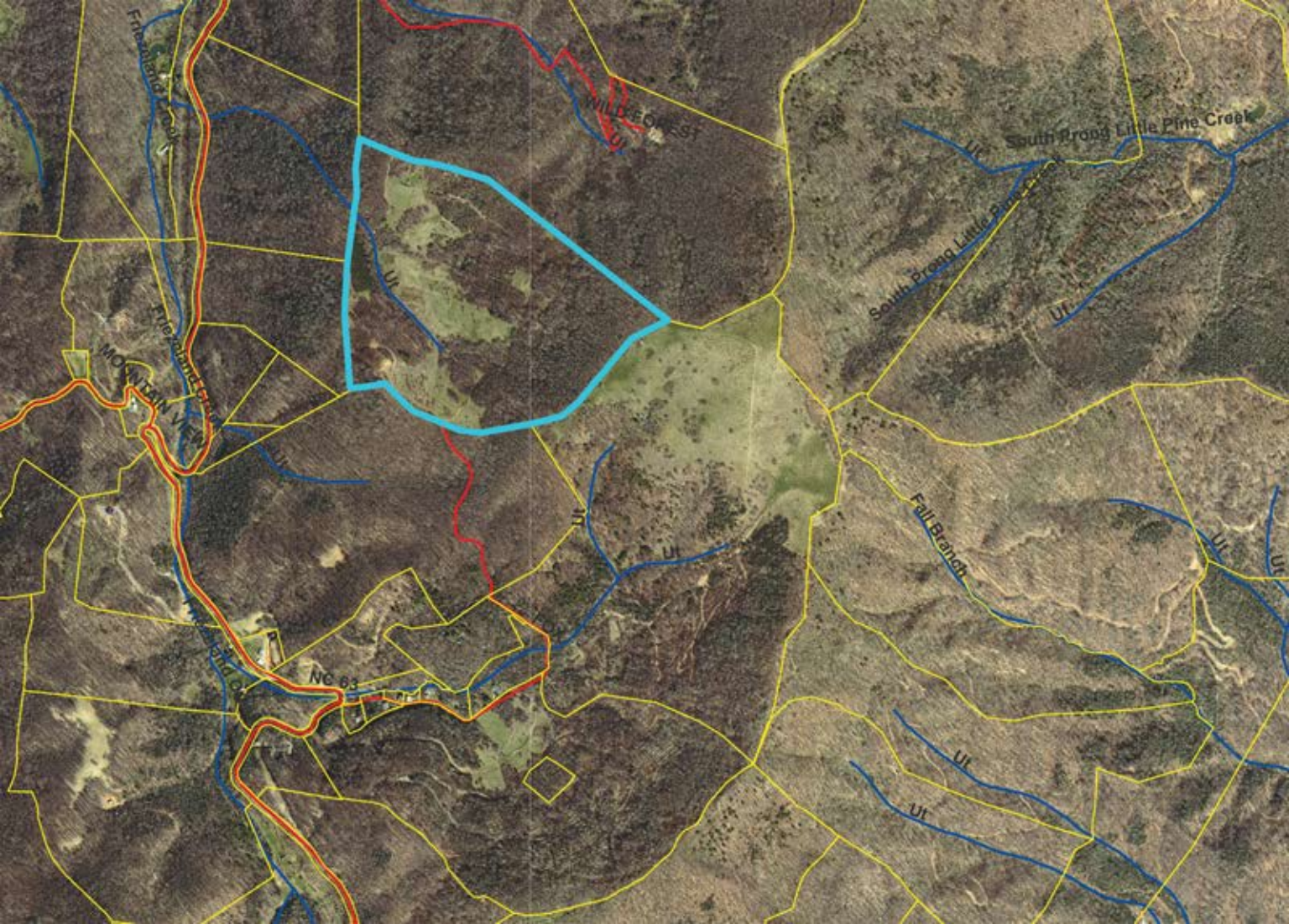
TBD Fox Run, Hot Springs NC 28743

List Price: \$1,394,000

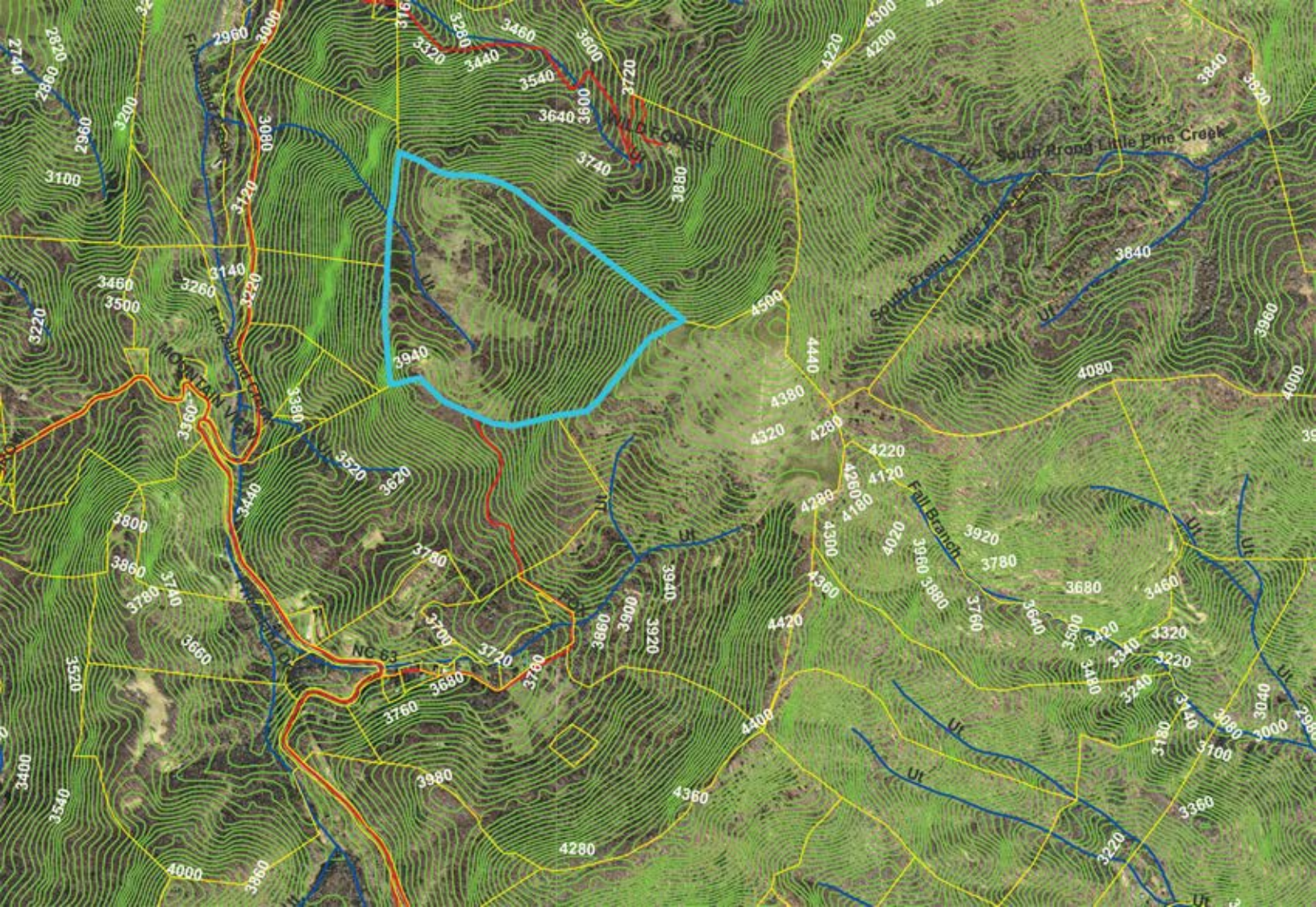


Based on information submitted to CarolinaMLS. All data is obtained from various sources and may not have been verified by broker or CarolinaMLS. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties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









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HENRY WHITE

No. 8 Township Madison County, N.C.

Seq 1 = 200.C Date 7-5-83
Ref 0.0, 143 P. 73

BY HURLEY T. KING R.L.S.

20 WOODFIN PLACE
ASHEVILLE, N.C. 28601

[illegible]

Horley T. King

5,000

OS
Joshi
Pradyot King

David Collins
Hartley T.

100

24/5 Del 14
S. 14/5 Del 14

RECEIVED
JAN 10 1964
U.S. DEPARTMENT OF AGRICULTURE
WASHINGTON, D.C.

NORTH CAROLINA -- MADISON COUNTY
The Charlotte-Mecklenburg

The foregoing certificate(s)

My dear Mother

Received of _____
the sum of _____
for _____
Dated _____
Secretary of Board

Deputy

96.75 acres
REFERENCE ON 141 672

REFERENCE ON 101 & 111

01 MURKEL & AINO K.L.S.
TO WHOM IT MAY CONCERN

20 WOODFIN PLACE
ASHEVILLE, N.C. 28601

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STATE OF NORTH CAROLINA MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)**, including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check ☒ in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/or oil and gas rights from the owner or by reservation of the mineral rights and/or oil and gas rights by the owner. If mineral rights and/or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

	Yes	No	No Representation
<u>Buyer Initials</u> 1. Mineral rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Buyer Initials</u> 2. Seller has severed the mineral rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u>Buyer Initials</u> 3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u>Buyer Initials</u> 4. Oil and gas rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Buyer Initials</u> 5. Seller has severed the oil and gas rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<u>Buyer Initials</u> 6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: **9999 Fox Run, Hot Springs, 28743**

Owner's Name(s): **Phoenix Outfitters, LLC**

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: Ame Travis DocuSigned by: **Phoenix Outfitters, LLC** Date 5/22/2019
63C35E452D84413...

Owner Signature: _____ Date _____

Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: _____ Date _____

Purchaser Signature: _____ Date _____