

Exclusive Creek & Waterfall Property - 12 Acres in Scenic Waynesville



- *Located just 10 minutes from downtown Waynesville*
- *Tucked away in majestic woods with a creek & waterfalls*
- *4,000 ft. elevation for cool summers*
- *Mountain views with some clearing*
- *Paved & gated access*
- *Very private!*
- *Close to Waynesville Country Club*



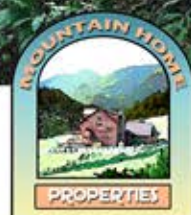
*Offered for \$155,000
MLS#3438540*



Mountain Home Properties www.mountaindream.com

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Land Property Client Full

TBD Rendezvous Way, Waynesville, NC 28786

MLS#: 3438540	Category: Lots/Acres/Farms	Parcel ID: 8624-25-0304	List Price: \$155,000
Status: Active	Tax Location: Haywood	County: Haywood	
Subdivision: none	Tax Value: \$104,600	Zoning Desc:	
Zoning: RES		Deed Reference: 965/1893	
Legal Desc: PB CABD/175			
Elevation: 4000-4500 ft. Elev.			



General Information

Type: **Acreage**
 Can be Divided?: **No**
 \$/Acre: **\$12,916.67**

Land Information

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

Lot Desc:

Creekfront, Natural Waterfall, Private, Stream/Creek, Trees, Views, Winter View

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: **Well Needed**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Recent: **08/23/2021 : DECR : \$165,000->\$155,000**

Features

Fixtures Exceptions: **No**
 Access: **Gravel Road, Paved Road, Privately Maintained Rd.**
 Suitable Use: **Private Estate, Residential**

Street:

Association Information

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

Remarks

Public Remarks: **Exclusive Creek and Waterfall Property! Total privacy in a beautiful setting for this 12 + acres located just 10 minutes from downtown Waynesville. Driveway already put in, most of it paved! Power and phone close by. Home site with creek and mountain views! Tucked away in majestic woods with creek and waterfalls. 4000 feet elevation for cool Summers! Enjoy this falling water paradise! Mountain views also with some clearing. Paved and gated access. Very private! Near Waynesville Country Club.**
 Directions: **From Waynesville go south on Main St. Left on Country Club Dr. Bear left at the country club. Right on Longview Dr. to right on Willow Rd. Bear left at Playground St. to stop sign. Continue left on Camp Branch Rd. to left on Wolf Pen Rd. Turn right into Crestview Pointe. Go thru gate and follow Presidential Dr. to top of mountain. Left on gravel rd. where Erica's Way turns right. Left on gravel to first left at sign. Go down and bear right when rd. turns to paved. Go to end of rd. and park.**

Listing Information

DOM: **1,061** CDOM: **1,061** Closed Dt:
 UC Dt: DDP-End Date: Close Price: Slr Contr:
 LTC:

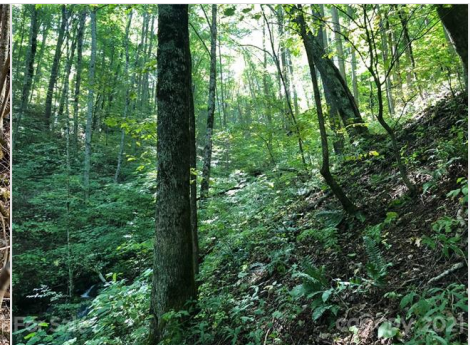
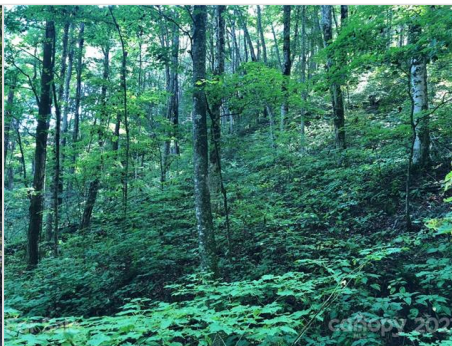
Prepared By: Stacy Wienke

Land Property Photo Gallery

MLS#: [3438540](#)

TBD Rendezvous Way, Waynesville, NC 28786

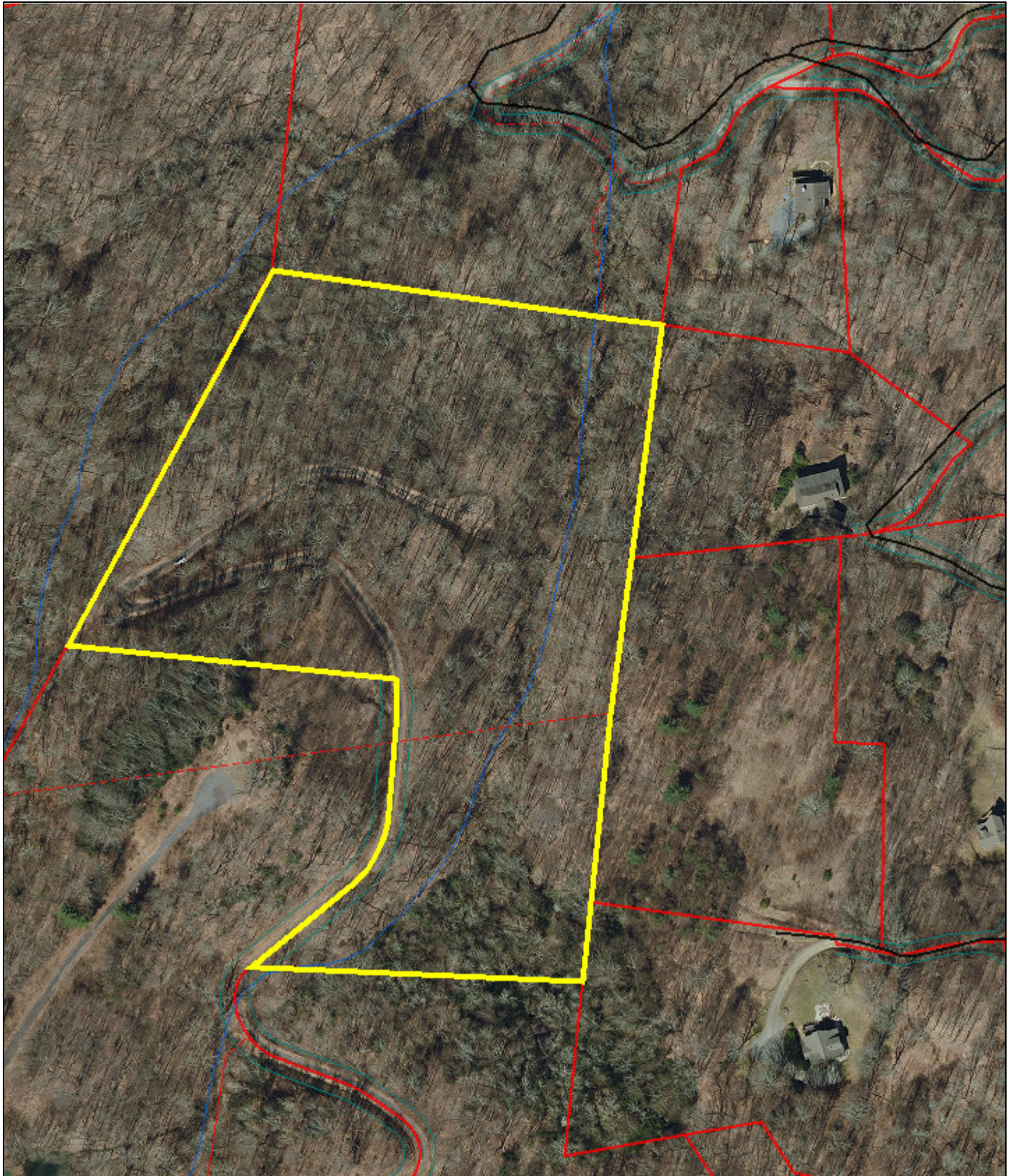
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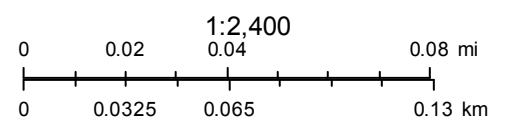




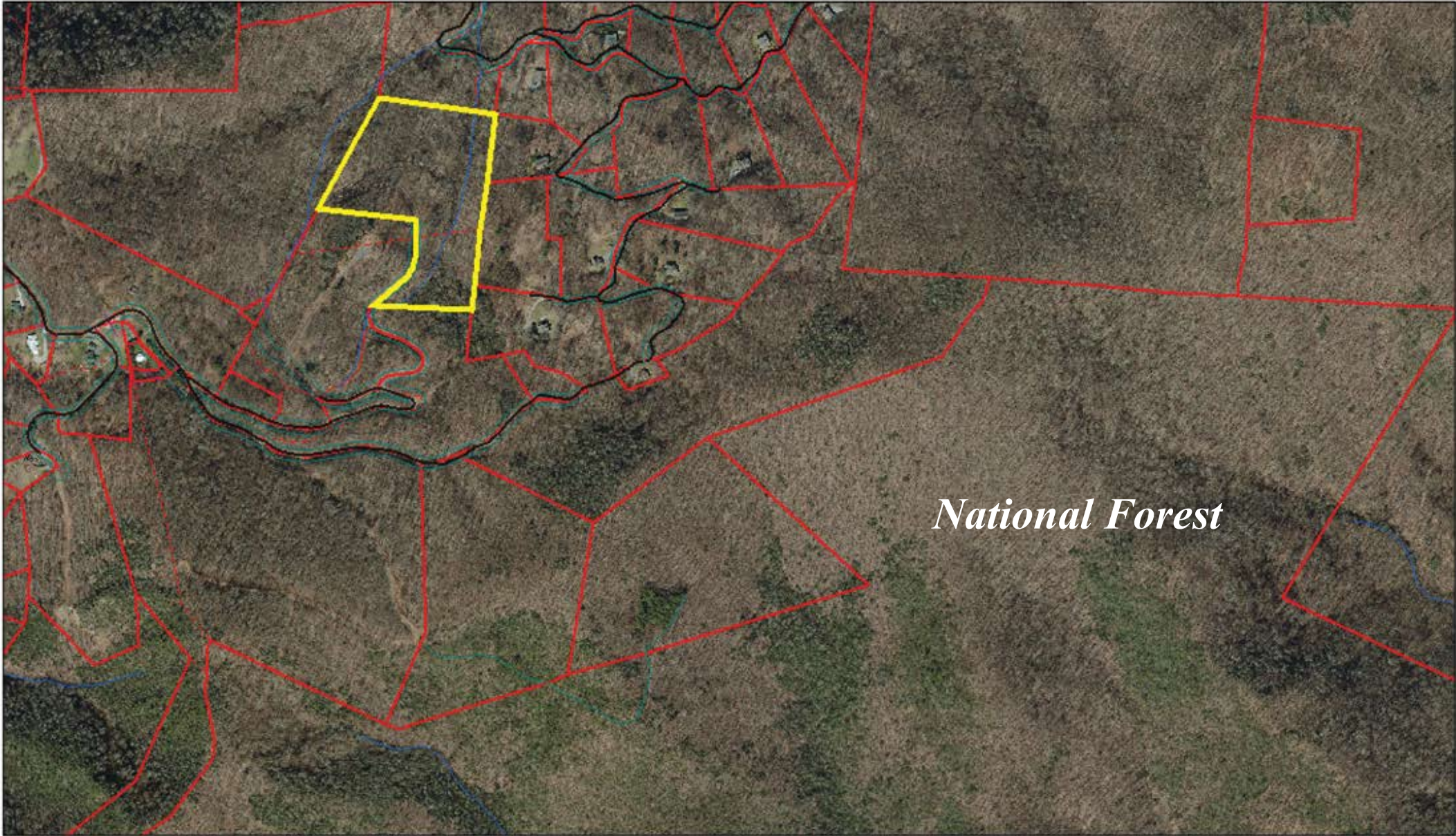
TBD Rendezvous Way



April 10, 2021

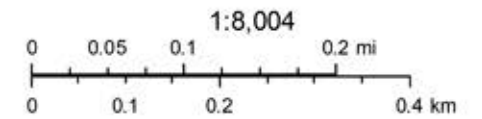


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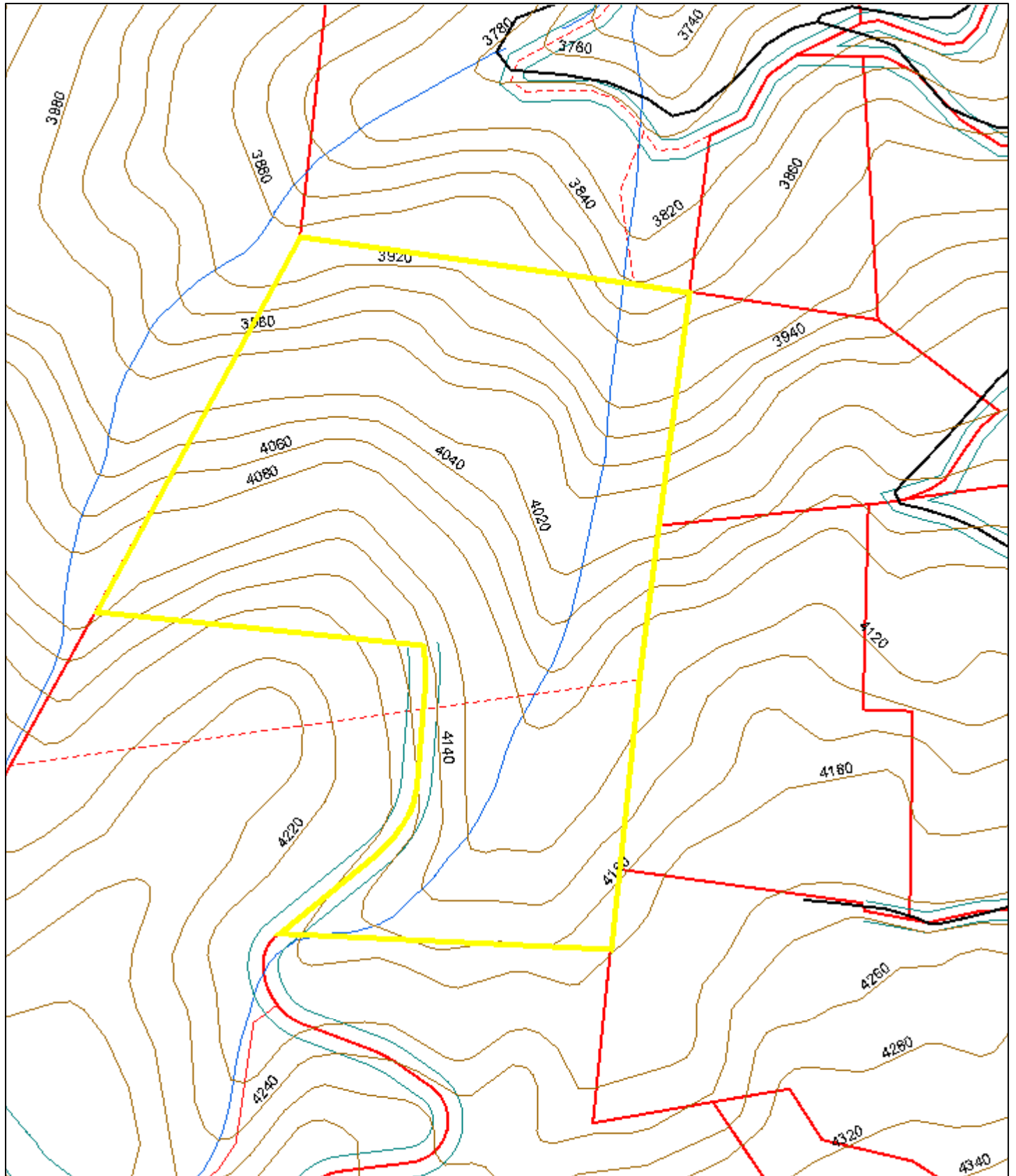


National Forest

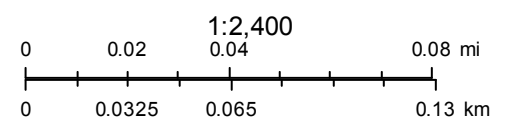
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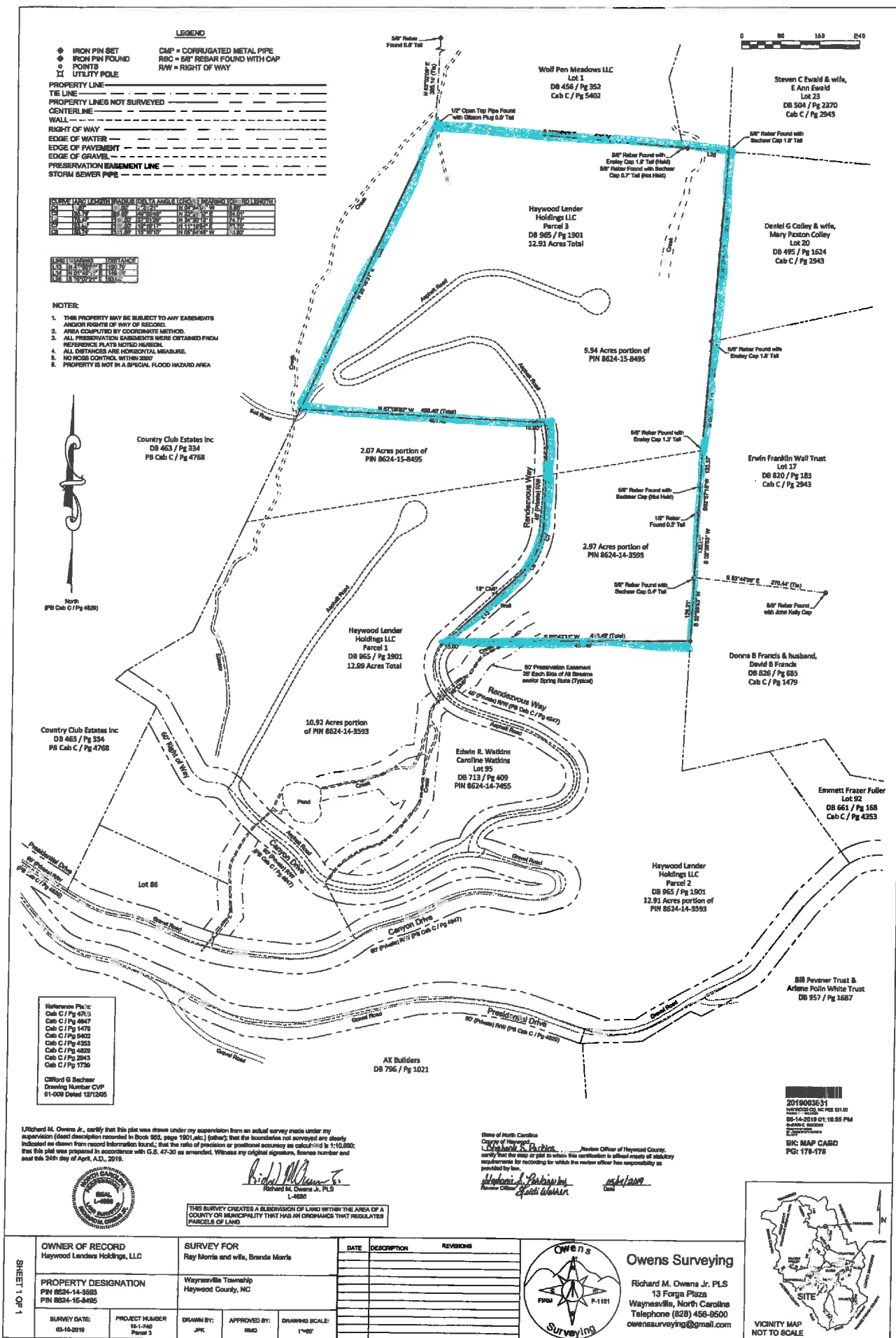


TBD Rendezvous Way



April 10, 2021







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.	☐	☐	☒
<u>Buyer Initials</u> 2. Seller has severed the mineral rights from the property.	☐	☒	
<u>Buyer Initials</u> 3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	☐	☒	
<u>Buyer Initials</u> 4. Oil and gas rights were severed from the property by a previous owner.	☐	☐	☒
<u>Buyer Initials</u> 5. Seller has severed the oil and gas rights from the property.	☐	☒	
<u>Buyer Initials</u> 6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	☐	☒	

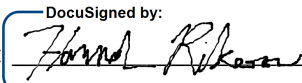
Note to Purchasers

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: **See property addendum, Waynesville, 28786**

Owner's Name(s): **Haywood Lender Holdings, 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:  Haywood Lender Holdings, LLC Date 3/8/2019
DocuSigned by: 1D78FE002D444B2...

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 _____