



***42+ Acres of Open Meadows and Woods  
Private and Convenient Location!***



- 42+ acres of open meadows and woods
- Some of the best long range mountain views to be found
- Easy State road access!
- Shops, stores, galleries and restaurants nearby
- Only 10 minutes to Marshall, 35 min. to Asheville, 25 min. to Weaverville
- Well installed, and underground power installed throughout property
- Roads and drives in place and many spectacular home sites
- Privacy and peaceful location
- Close to whitewater sports and hiking
- Amazing opportunity for this most exclusive property!

***Offered for \$499,000  
MLS# 3744552***



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

Contact: Steve DuBose - [sdubose@mountaindream.com](mailto:sdubose@mountaindream.com) 828-622-3222

Cindy DuBose - [cdubose@mountaindream.com](mailto:cdubose@mountaindream.com) cell 828-734-9158

## Land Property Client Full

### 21 Pointe Trail, Marshall, NC 28753

MLS#: **3744552**  
 Status: **Active**  
 Subdivision: **None**  
 Zoning: **R-A**  
 Legal Desc: **See Deed Description BK397 PG607**

Category: **Lots/Acres/Farms**  
 Tax Location: **Madison**  
 Tax Value: **\$152,451**

Parcel ID: **8796-06-6047**  
 County: **Madison**  
 Zoning Desc:  
 Deed Reference: **397/607**

List Price: **\$499,000**



#### General Information

Type:  
 Can be Divided?:  
 \$/Acre: **\$11,880.95**

#### Land Information

Approx Acres: **42.00**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim:  
 Min Sqft To Build: **0**  
 Prop Foundation:  
 Lot Desc: **Long Range View, Mountain View, Pasture, Private, Rolling, Views**

#### 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: **Brush Creek**  
 Middle: **Madison**  
 High: **Madison**

#### Utility/Plan Information

Sewer: **Septic Needed**  
 Water: **Well Installed**  
 Outbuildings: **No**  
 Dwellings: **No**  
 Bedrooms Septic:

Recent: **10/27/2021 : DECR : \$577,500->\$499,000**

#### Features

Fixtures Exceptions: **No**  
 Access: **Gravel Road, State Road**  
 Suitable Use: **Gardening, Pasture/Grazing, Private Estate, Recreational/2nd House, Residential**

#### Association Information

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

#### Remarks

Public Remarks: **42+ acres of open meadows and woods. Some of the best long range mountain views to be found and you have easy State road access! Only 10 minutes to Marshall, 35 minutes to Asheville, 25 minutes to Weaverville. Shops, stores, galleries and restaurants nearby. Underground power installed throughout property. Well is also installed. Roads and drives in place and many spectacular home sites. Privacy and peaceful location. Close to whitewater sports and hiking. Amazing opportunity for this most exclusive property!**  
 Directions: **From Asheville take I-26 to exit 19-A at Weaverville. Take Hwy. 25-70 to just past Marshall and turn left on Little Pine Rd. to right on Lower Paw Paw Rd. Property is 3/4 mile on left at Pointe Trail. The GPS systems are not picking up 21 Pointe Trail, use the address "1078 Lower Paw Paw Rd." to navigate. Pointe Trail is across the road from this address.**

#### Listing Information

DOM: **148**  
 UC Dt:  
 CDOM: **148**  
 DDP-End Date:  
 Closed Dt:  
 Close Price:  
 Slr Contr:  
 LTC:

Prepared By: Cynthia DuBose



## Land Property Photo Gallery

MLS#: [3744552](#)

21 Pointe Trail, Marshall, NC 28753

List Price: \$499,000





21 Pointe Trail  
North Carolina, AC +/-



 Boundary       Stream, Intermittent       River/Creek       Water Body

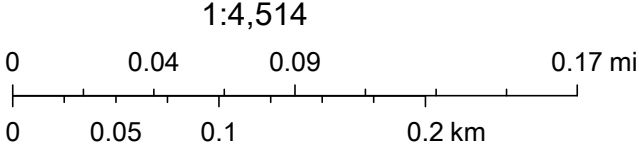


# 21 Pointe Trail

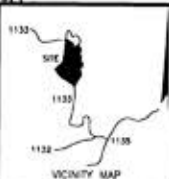


8/5/2021, 2:04:09 PM

- 2019 Madison County Tax Parcels
- Roads
- 20ft Contours







## LEGEND

- ① 5/8" REBAR (FOUND)
- ② 1/2" REBAR (FOUND)
- ③ 1/2" REBAR WITH I.D. CAP (SET)
- ④ TREE (DIAMETER & SPECIES AS NOTED)
- FENCE POST
- UNMARKED POINT
- FENCE
- ▲ RIDGE

Madison County Zoning Officer

for 2, 1, 6, 6 const 18 1/2" red oak to within 100' of

James A. Reese REVIEW OFFICER OF MADISON COUNTY.  
CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED  
MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE 5-7-07

James A. Reese  
REVIEW OFFICER

I HEREBY CERTIFY TO THE FOLLOWING:

- a. THAT THIS SURVEY CREATES A SUBDIVISION OF LAND  
WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT  
HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.



I, BOBBY C. McMAHON, CERTIFY THAT THIS PLAN WAS DRAWN  
UNDER MY DIRECT SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER  
MY SUPERVISION, DEED DESCRIPTION RECORDED IN DEED BOOK 322,  
PAGE 307, PLAT BOOK 3, PAGE 230, THAT THE BOUNDARIES  
NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION  
IN DEED BOOK 3, PAGE 230, THAT THE RATIO OF PRECISION AS  
CALCULATED IS 1:10,000, THAT THIS PLAN WAS PREPARED IN  
ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL  
THIS 4TH DAY OF MAY, A.D. 2007.

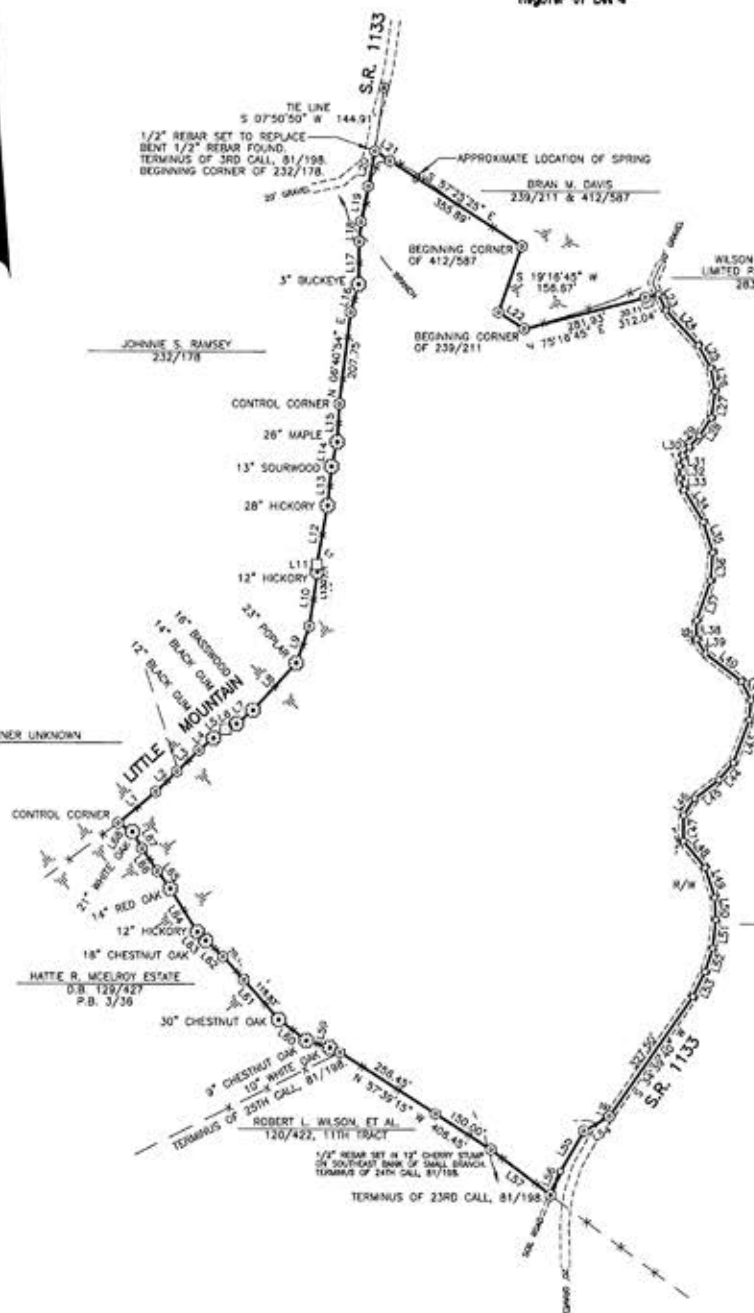
SURVEYOR: Bobby C. McMahon  
REGISTRATION NUMBER: 2475

FILED FOR REGISTRATION ON THE 7 DAY OF May 2007  
AT 1:40 P.M. AND RECORDED IN Book 6 Page 182

REGISTER OF DEEDS MADISON COUNTY  
BY \_\_\_\_\_ DEPUTY

FILED IN MADISON COUNTY NC on  
May 07 2007 at 09:00 AM  
by Susan K. Klotter  
Register of Deeds

NORTH - DEED BOOK 232, PAGE 178



LINE	BEARING	DISTANCE
L1	N 50°08'48" E	110.13
L2	N 49°19'33" E	26.81
L3	N 43°39'27" E	58.28
L4	N 50°04'50" E	42.42
L5	N 52°54'19" E	33.79
L6	N 63°03'10" E	27.91
L7	N 49°55'31" E	47.81
L8	N 42°24'50" E	143.34
L9	N 18°17'58" E	87.58
L10	N 08°19'04" E	123.67
L11	N 04°11'12" W	17.01
L12	N 09°50'53" E	134.03
L13	N 05°25'23" E	88.46
L14	N 12°51'24" E	56.25
L15	N 03°07'50" E	85.82
L16	N 18°58'21" E	68.51
L17	N 00°41'54" E	95.58
L18	N 04°47'59" E	44.39
L19	N 10°54'15" E	81.71
L20	N 10°54'15" E	80.43
L21	S 87°53'54" E	40.38
L22	S 57°19'54" E	68.51
L23	S 25°41'44" E	39.38
L24	S 42°46'50" E	108.33
L25	S 28°39'26" E	57.30
L26	S 11°10'22" E	53.01
L27	S 08°07'10" W	59.10
L28	S 12°12'24" W	49.46
L29	S 43°45'51" W	32.76
L30	S 30°37'25" W	24.33
L31	S 18°15'58" W	24.41
L32	S 01°38'09" E	28.53
L33	S 21°11'59" E	27.56
L34	S 31°34'14" E	83.73
L35	S 17°07'24" E	72.12
L36	S 03°56'58" W	63.58
L37	S 18°52'22" W	94.67
L38	S 00°10'58" W	41.32
L39	S 31°17'57" E	38.32
L40	S 52°54'11" E	102.69
L41	S 27°20'58" E	47.05
L42	S 04°57'14" W	45.13
L43	S 20°08'37" W	103.28
L44	S 40°10'08" W	50.48
L45	S 51°55'00" W	68.39
L46	S 33°08'40" W	45.13
L47	S 00°40'27" W	57.21
L48	S 59°50'39" E	77.46
L49	S 18°08'45" E	70.21
L50	S 03°04'58" E	49.28
L51	S 00°41'22" W	64.84
L52	S 17°22'03" W	56.73
L53	S 25°55'35" W	82.25
L54	S 52°35'07" W	68.20
L55	S 30°07'32" W	104.45
L56	S 22°59'47" W	57.54
L57	N 53°28'50" W	167.93
L58	N 64°54'19" W	25.10
L59	N 73°24'11" W	55.34
L60	N 53°04'32" W	77.43
L61	N 41°39'00" W	189.02
L62	N 48°58'55" W	53.74
L63	N 44°21'57" W	27.22
L64	N 32°27'34" W	114.48
L65	N 37°10'33" W	48.85
L66	N 34°24'53" W	61.52
L67	N 29°55'50" W	43.14
L68	N 58°42'10" W	37.72

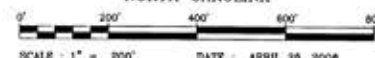
L69	N 74°42'17" W	49.80
L70	S 87°43'58" W	105.63
L71	S 89°43'03" W	71.34
L72	N 68°58'55" W	38.78
L73	N 49°02'17" W	82.27
L74	N 26°17'38" W	58.12
L75	N 27°19'03" E	27.18
L76	N 73°18'47" E	52.59
L77	N 80°43'12" E	48.63
L78	N 48°41'52" E	55.49
L79	N 54°32'01" E	101.29
L80	N 43°14'57" E	70.82
L81	N 02°58'59" E	48.26
L82	N 18°22'29" W	51.89
L83	N 42°14'01" W	23.89
L84	N 58°14'04" W	34.50
L85	N 82°43'52" W	58.95
L86	N 45°48'01" W	72.60
L87	N 38°02'02" W	111.65
L88	N 38°02'02" W	35.01
L89	N 18°10'12" W	36.06
L90	N 08°07'28" W	66.42
L91	N 37°08'14" W	50.42
L92	N 60°47'15" W	108.58
L93	S 83°41'09" W	33.73
L94	N 75°58'44" W	52.87
L95	N 21°27'37" W	39.80
L96	N 07°17'33" W	66.22
L97	N 28°18'13" W	84.22
L98	N 17°05'14" W	26.78
L99	N 02°06'08" E	47.39
L100	N 08°38'49" E	38.99
L101	N 18°58'13" E	76.83
L102	N 22°16'01" W	19.33
L103	N 49°52'25" W	61.21
L104	N 17°12'22" W	28.88
L105	N 44°59'02" E	28.00
L106	N 82°37'21" E	53.63
L107	N 78°04'57" E	54.87
L108	N 74°59'35" E	51.77
L109	N 60°32'29" E	61.58
L110	N 51°34'51" E	44.10
L111	N 21°50'18" E	27.94
L112	N 12°17'19" E	38.87
L113	N 05°02'28" E	54.25
L114	N 38°25'12" W	73.50
L115	N 28°37'00" W	140.38
L116	S 28°24'59" W	49.51
L117	S 07°17'53" W	27.32
L118	S 08°01'58" E	51.45
L119	S 01°20'59" W	48.53
L120	N 38°28'31" E	88.86
L121	N 38°28'31" E	24.87
L122	N 39°5'28" E	23.19
L123	N 83°50'45" E	25.95
L124	N 83°50'45" E	78.97
L125	N 83°50'45" E	35.00
L126	N 31°19'22" E	56.11
L127	N 31°19'22" E	23.57
L128	N 78°23'22" E	22.64
L129	N 78°23'22" E	22.44
L130	S 89°34'18" E	23.51
L131	S 89°34'18" E	23.51
L132	N 81°44'03" E	24.03
L133	N 81°44'03" E	35.00

P.I.N.	8798-00-18-0319
DEED BOOK	397/607
PLAT BOOK	5/830
OWNER	FRANITREX, INC. 149 JUPITER STREET JUPITER, FL 33408

SURVEY OF

# LITTLE PINE POINTE

NO. 1-2 TOWNSHIP  
MADISON COUNTY  
NORTH CAROLINA



SCALE: 1" = 800'

DATE: APRIL 26, 2008

REVISED: MAY 4, 2007

McMAHAN & ASSOCIATES, P.A.  
P.O. BOX 1296  
WEAVERVILLE, N.C. 28787

828-645-5554

FAX: 828-645-3041

REVISED 5/24/07 TO ADD NEW LOTS AND ROADS.  
NOTE: SUBJECT PROPERTY IS BENEFITED BY A  
RIGHT OF WAY FOR UTILITIES RECORDED IN DEED  
BOOK 412, PAGE 590.