

## ***Magical 112+ Acre Pristine Mountain Paradise!***



*Step back into this 'once upon a time' homestead tucked back in the mountains adjoining thousands of acres of National Forest. Amazing opportunity to own this mesmerizing old growth forest which has been cherished, protected and preserved. Remnants remain of the old log cabin, stacks of field stone and overgrown pasture from the long ago homestead settlers. Lots of trails meandering throughout the property. Several great home sites and garden areas with southwest exposure and will have spectacular views with re-clearing. Good access is by state maintained gravel road. A very unique property offering! Your own private and pristine mountain sanctuary awaits you here!*



***Offered for \$465,000  
MLS# 4073563***



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

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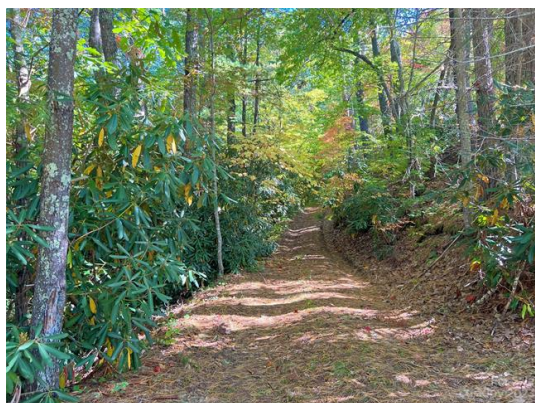


# 9999 Woollyshot Branch Road, Hot Springs, North Carolina 28743

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List Price: **\$465,000**

MLS#: **4073563** Category: **Lots/Acres/Farms** County: **Madison**  
 Status: **ACT** City Tax Pd To: **No City Taxes Paid** Tax Val: **\$304,342**  
 Subdivision: **None** Zoning: **RA** Complex:  
 Zoning Spec: **RA** Deed Ref: **438/779**  
 Parcel ID: **8767-24-2992 + more**  
 Legal Desc: **See Deed Description Bk438 Pg779**  
 Apprx Acres: **112.00** Apx Lot Dim:  
 Lot Desc: **Adjoins Nat/State Forest, Private, Trees, Views, Wooded, Other - See Remarks**  
 Elevation: **2500-3000 ft., 3000-3500 ft.**



### General Information

Type: **Acreage**  
 Can Divide?:  
 \$/Acres: **\$4,151.79**  
 Levels:

### School Information

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

### Land Information

Apprx Acres: **112.00**  
 Acres Cleared:  
 Acres Wood:  
 Min SF to Bld: **0**  
 Prop Found:

### Utility/Plan Information

Sewer: **Septic Needed**  
 Water: **Well Needed**  
 Dwellings: **No**  
 Beds Septic:

Rd Frontage: **State Road**  
 Lot Desc: **Adjoins Nat/State Forest, Private, Trees, Views, Wooded, Other - See Remarks**  
 Restrictions: **Other - See Remarks**

### Additional Information

Prop Finance: **Cash, Conventional**  
 Ownership: **Seller owned for at least one year**  
 Spcl Cond: **None**  
 Rd Respons: **Publicly Maintained Road**  
 Addl Parcels: **8767-35-8775**

Lease Considered: **No**

### Features

Lot Description: **Adjoins Nat/State Forest, Private, Trees, Views, Wooded, Other - See Remarks**  
 View: **Long Range, Mountain(s)**  
 Fixtures Exclsn: **No**  
 Exterior Cover:  
 Road Surface: **Gravel**  
 Suitable Use: **Gardening, Orchard, Private Estate, Recreational/2nd House, Residential**

Doors:  
 Basement Dtls:  
 Road Frontage: **State Road**  
 Patio/Porch:  
 Fire Sprinkler:

### Association Information

Subject to HOA: **None**  
 Prop Spc Assess: **/NA**  
 Spc Assess Cnfrm: **/NA**

Subj to CCRs: **Undiscovered**HOA Subj Dues: **No**

### Remarks Information

Public Rmrks: **Magical 112+ acre pristine mountain paradise! Step back into this 'once upon a time' homestead tucked back in the mountains adjoining thousands of acres of National Forest. Amazing opportunity to own this mesmerizing old growth forest which has been cherished, protected and preserved. Remnants remain of the old log cabin, stacks of field stone and overgrown pasture from the long ago homestead settlers. Lots of trails meandering throughout the property. Several great home sites and garden areas with southwest exposure and will have spectacular views with re-clearing. Good access is by state maintained gravel road. A very unique property offering! Your own private and pristine mountain sanctuary awaits you here!**  
 Directions: **From Hot Springs take Hwy. 209 south about 9 miles to left on Woollyshot Branch Rd. This is a paved state road for the first mile then turns to gravel. Continue another 1/2 mile and property starts on right. You can continue to end of state maintained gravel road and park on left. There are two driveways on right. Take the left one back into the property. Call listing agent for further details.**

### Listing Information

DOM: **1**  
 UC Dt:

CDOM: **1**  
 DDP-End Dt:

Slr Contr:  
 LTC:

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9999 Woolyshot Branch Rd, Hot Springs, NC 28743  
Price: \$465,000









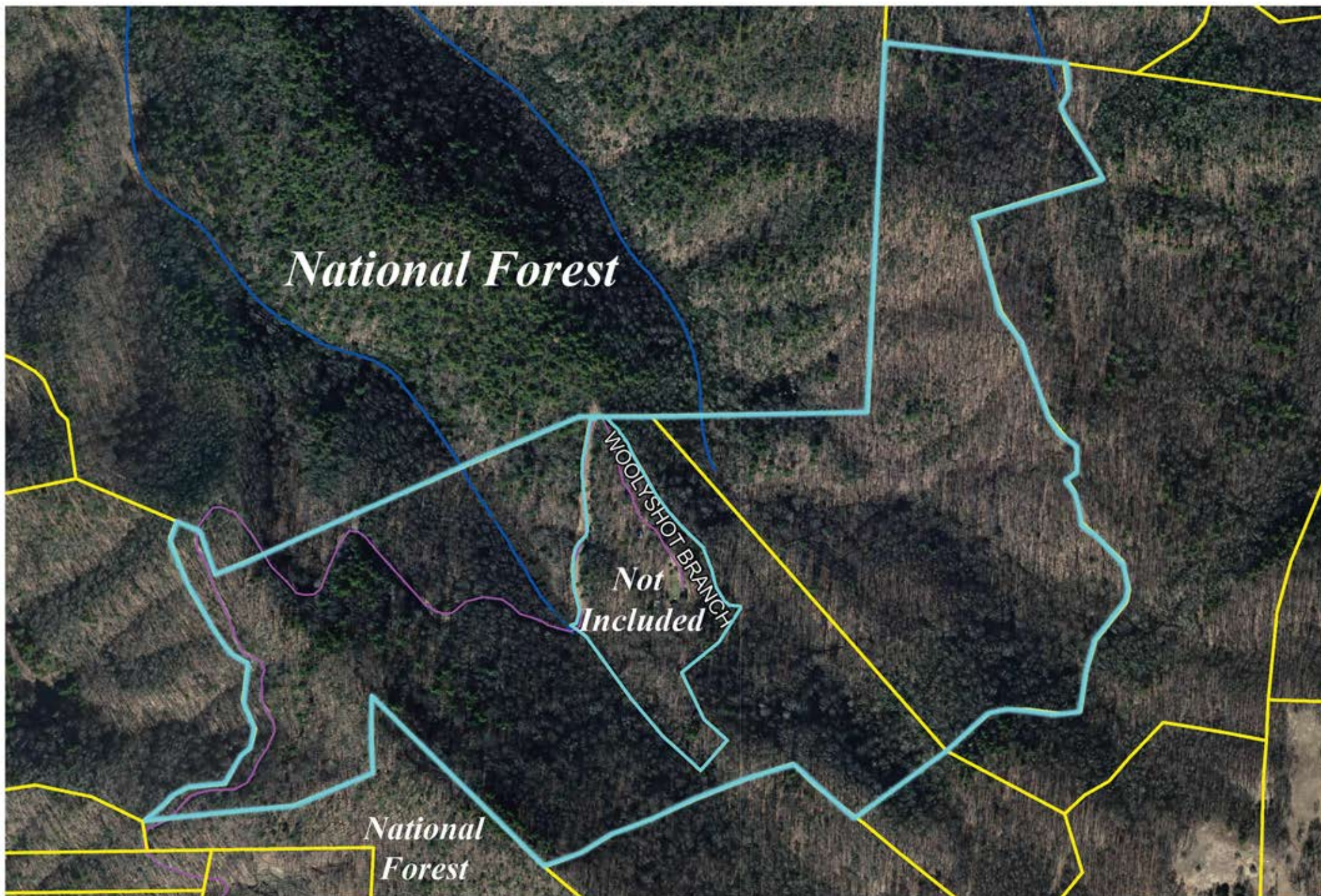






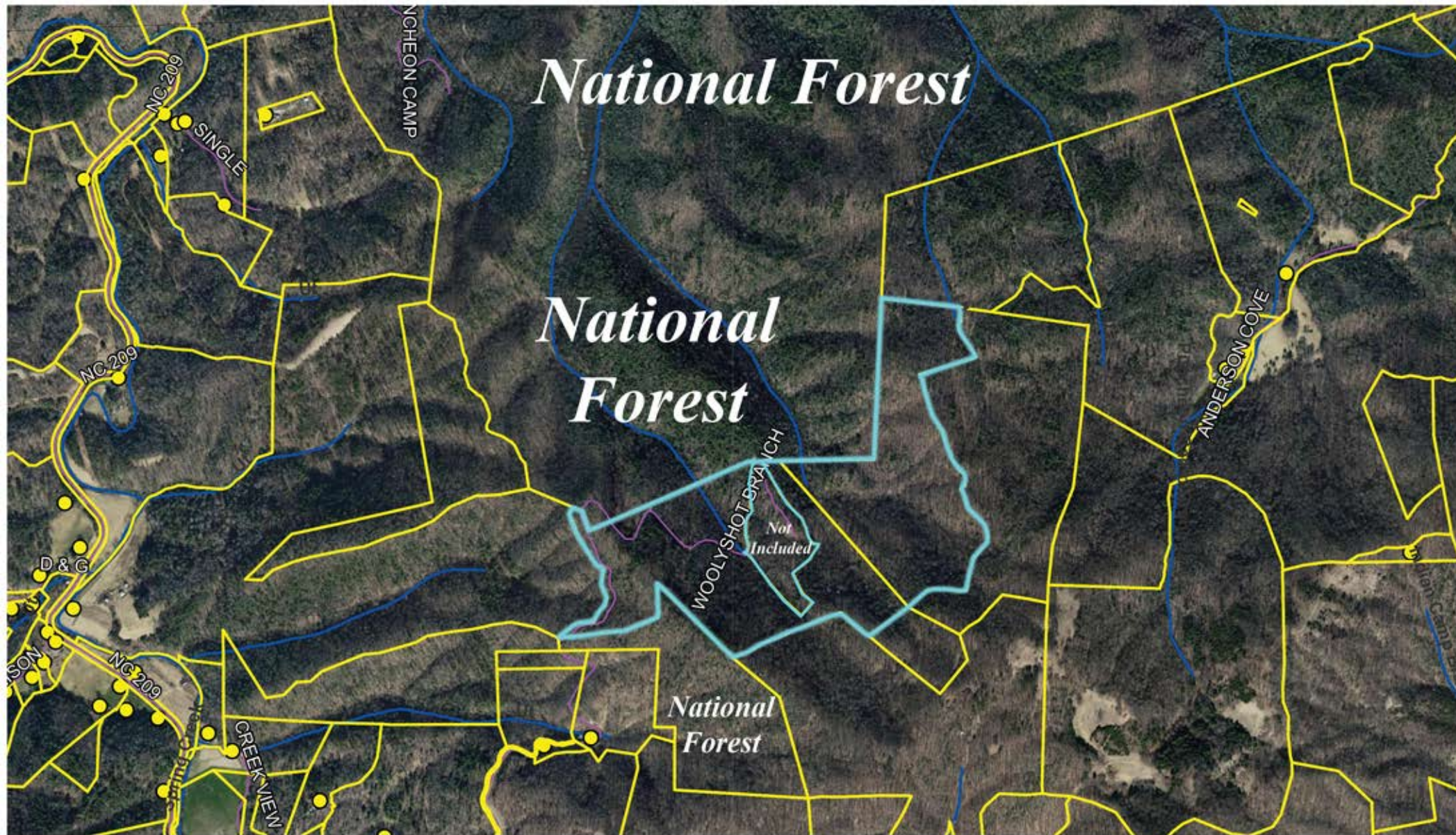


# ***TBD Woollyshot Branch***

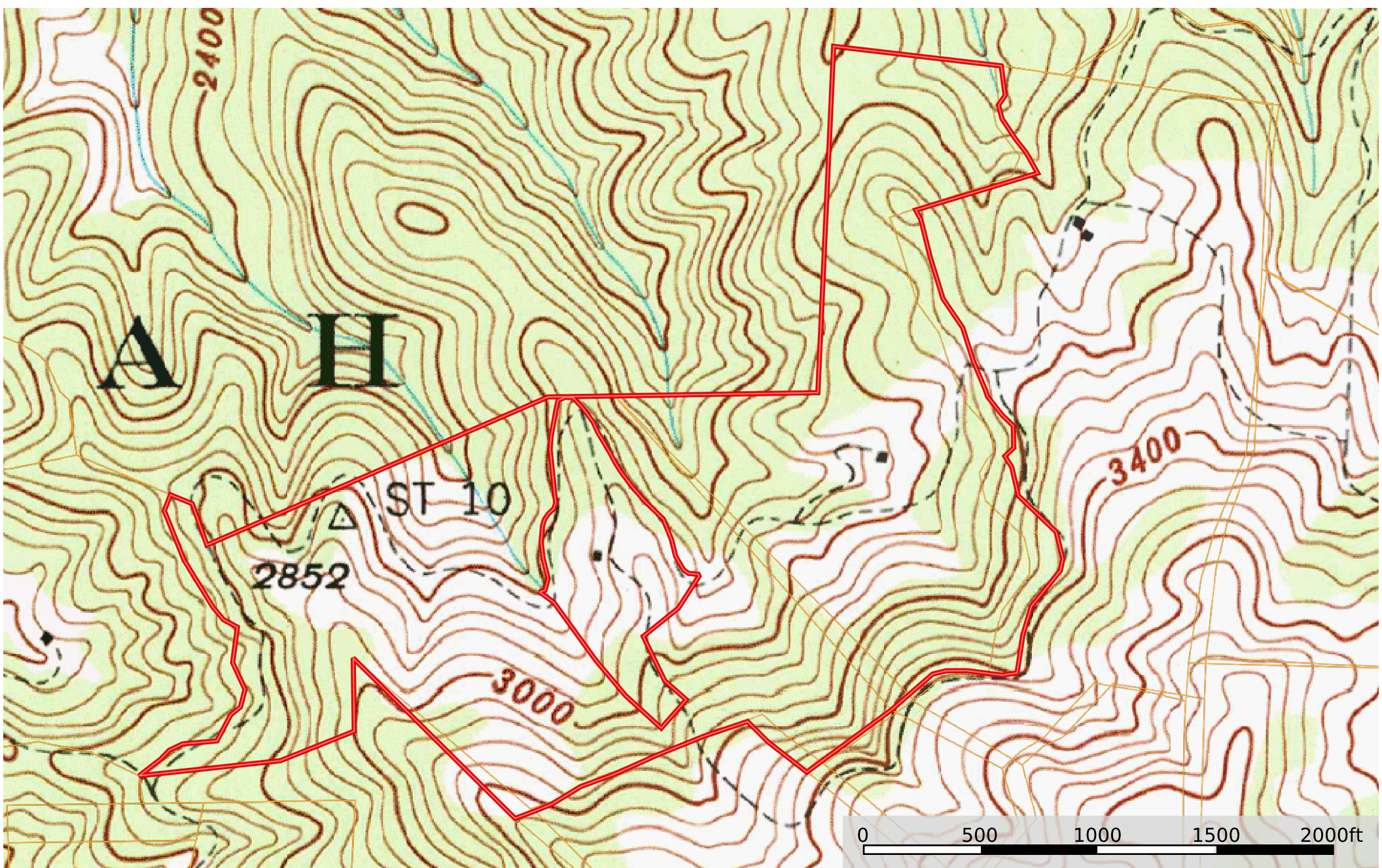





# *TBD Woollyshot Branch*







 Boundary





LINE	BEARING	DISTANCE
L1	N 89°02'00" W	44.53'
L2	N 87°29'00" W	53.33'
L3	N 42°48'29" E	81.03'
L4	N 32°50'48" E	58.50'
L5	N 43°44'50" E	120.00'
L6	N 49°08'18" E	47.58'
L7	N 19°22'13" E	60.54'
L8	N 15°00'00" E	41.53'
L9	N 32°42'31" E	45.25'
L10	N 12°24'40" E	41.14'
L11	N 14°00'00" E	35.97'
L12	N 09°47'54" W	28.80'
L13	N 28°50'17" W	88.44'
L14	N 24°52'28" W	35.87'
L15	N 13°58'10" W	68.74'
L16	N 01°15'08" W	42.49'
L17	N 31°58'17" W	43.58'
L18	N 52°08'01" W	57.84'

LINE	BEARING	DISTANCE
L19	N 10°40'00" W	40.84'
L20	N 09°48'21" W	41.30'
L21	N 22°41'21" W	143.69'
L22	N 22°14'20" W	75.43'
L23	N 15°45'30" W	89.89'
L24	N 33°22'30" W	32.18'
L25	N 30°17'30" W	45.88'
L26	N 15°00'00" W	48.47'
L27	S 08°02'00" E	37.33'
L28	S 17°45'18" E	131.10'
L29	S 04°18'10" E	50.88'
L30	S 07°59'30" E	85.07'
L31	S 30°08'22" W	50.21'
L32	S 13°52'43" W	60.08'
L33	S 13°52'43" W	60.08'
L34	S 37°50'00" E	88.30'
L35	S 28°49'15" E	100.28'
L36	S 28°22'18" E	45.49'

LINE	BEARING	DISTANCE
L37	S 12°01'10" W	111.34'
L38	S 16°02'10" W	188.44'
L39	S 32°00'21" W	150.27'
L40	S 12°01'10" W	148.30'
L41	S 12°01'10" W	150.28'
L42	S 12°01'10" W	150.28'
L43	S 12°01'10" W	150.28'
L44	S 12°01'10" W	150.28'
L45	S 12°01'10" W	150.28'
L46	S 12°01'10" W	150.28'
L47	S 12°01'10" W	150.28'
L48	S 12°01'10" W	150.28'
L49	S 12°01'10" W	150.28'
L50	S 12°01'10" W	150.28'
L51	S 12°01'10" W	150.28'
L52	S 12°01'10" W	150.28'
L53	S 12°01'10" W	150.28'
L54	S 12°01'10" W	150.28'

LINE	BEARING	DISTANCE
L55	N 89°02'00" W	162.89'
L56	N 89°02'00" W	51.48'
L57	S 10°49'00" W	58.20'
L58	S 32°17'00" W	149.44'
L59	N 41°15'30" W	151.30'
L60	S 74°40'20" W	137.19'
L61	S 69°34'01" W	165.33'
L62	S 72°02'01" W	156.84'
L63	S 61°59'24" W	141.71'
L64	S 12°02'00" W	76.80'
L65	S 74°40'20" W	137.19'
L66	S 02°28'30" W	89.78'
L67	S 80°02'30" W	107.34'
L68	S 72°48'21" W	117.34'
L69	S 80°02'30" W	107.34'
L70	S 71°19'19" W	127.19'
L71	S 87°18'08" W	118.11'
L72	N 89°02'00" W	62.80'

