

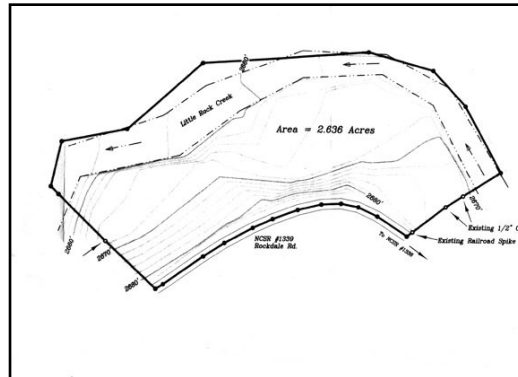
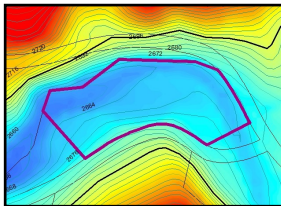
The Trout Stream Tract

Level bottom land. 700 feet of creek, 2.6 acres *m/l*

perfect for Home & Garden

Rockdale Rd. at Fork Mountain Road, Bakersville, NC

MLS 3406213



Presented by

H2O

Mountain Realty

Woody Fender, ALC

Owner & Broker

Accredited Land Consultant

text & telephone

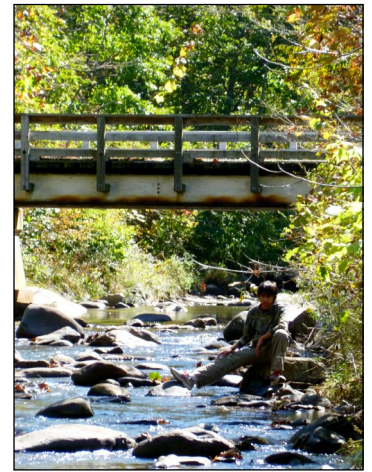
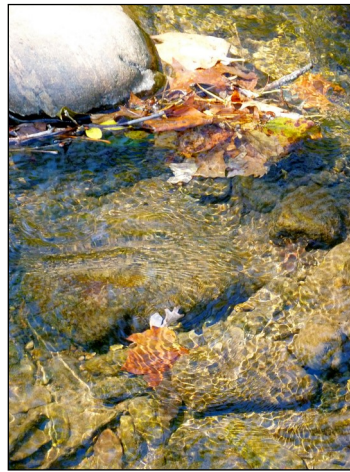
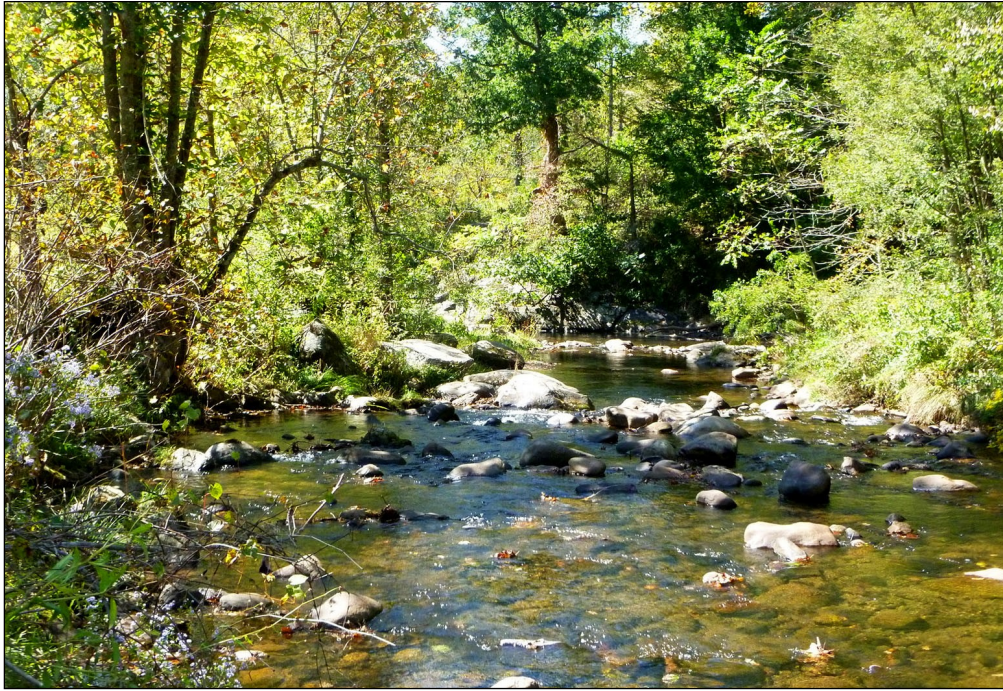
(828) 713-2953

full details at our website

h2omountainrealty.net

Email

woody@h2omountainrealty.net

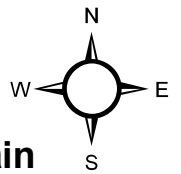
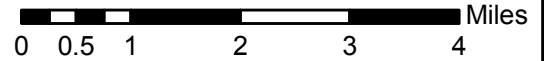


For more than 700 feet Little Rock Creek wraps around this near-level dream site. The fishing is very fine; the stream is stocked and there are numerous beautiful spots to cast including a deep, cold pool perfect for a dip.

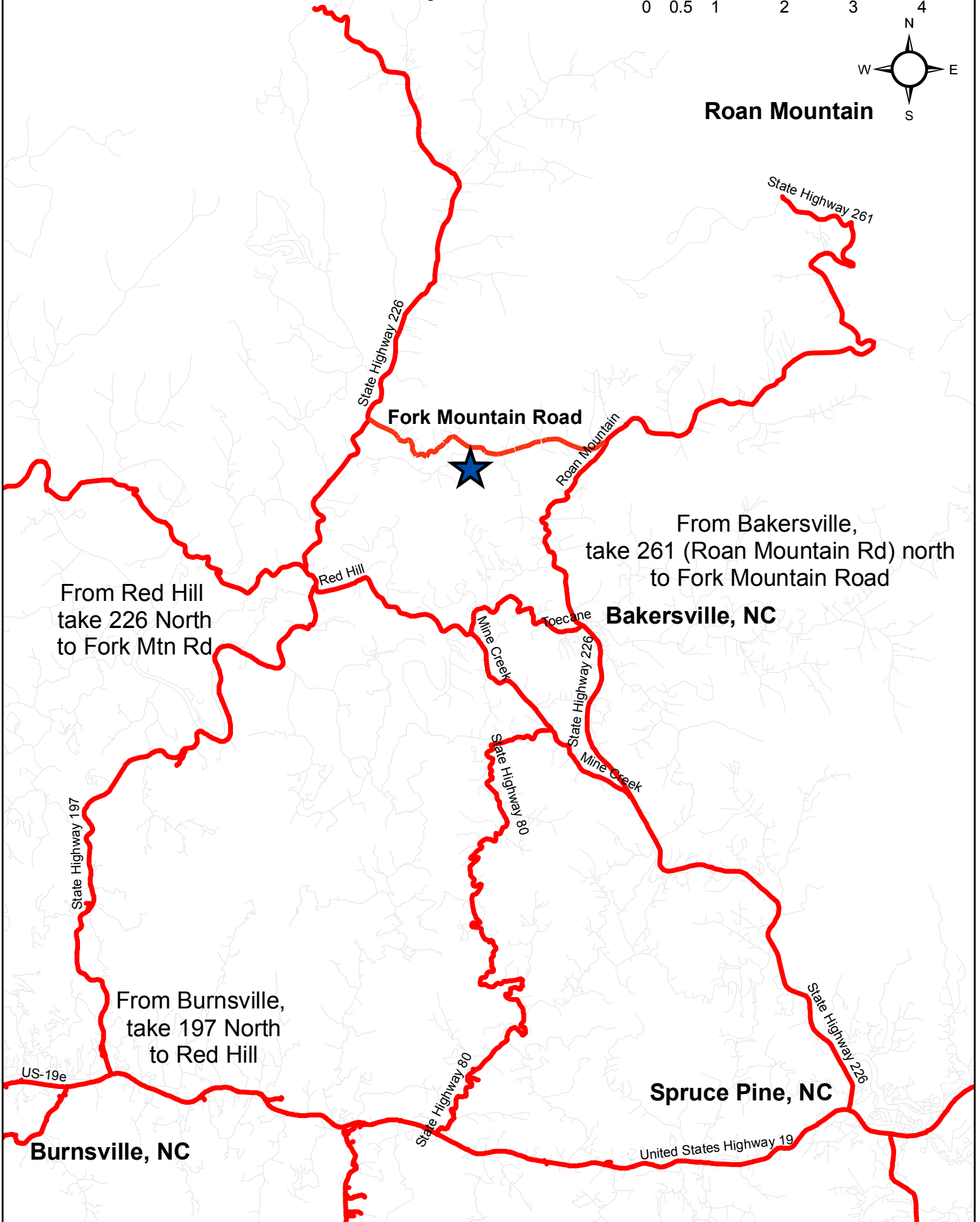
Access is easy. Paved, state-maintained roads connect to the land. There are no restrictions on the land and Mitchell County has no zoning. Three septic permits were acquired when the land was acquired in 2004. Some of the land is in the 100-year flood plain although no part of the property regularly floods. Electricity is at the land now – it would take almost no development to have camper space now and to build a permanent home later.

Why don't you slip off sometime with a flyrod and a picnic and spend a few hours on the land. See how it feels – it's really beautiful and a magically peaceful spot.

From Unicoi, TN and Johnson City



Roan Mountain



From Red Hill
take 226 North
to Fork Mtn Rd

From Bakersville,
take 261 (Roan Mountain Rd) north
to Fork Mountain Road

Bakersville, NC

From Burnsville,
take 197 North
to Red Hill

Burnsville, NC

Spruce Pine, NC

US-19e

State Highway 80

United States Highway 19

State Highway 226

Fork Mountain Road

State Highway 226

State Highway 261

Roan Mountain

Red Hill

Mine Creek

Toecane

State Highway 226

Mine Creek

State Highway 197

Cross Property Client Full w/photos

TBD Rockdale Road, Bakersville NC 28705

| | | | |
|---|----------------------------|----------------------------|-----------------------|
| MLS#: 3406213 | Category: Lots/Acres/Farms | Parcel ID: 0855-00-82-0890 | List Price: \$129,000 |
| Status: Active | Tax Location: Mitchell | County: Mitchell | |
| Subdivision: | Tax Value: \$21,100 | Zoning Desc: | |
| Zoning: none | | Deed Reference: 399 615 | |
| Legal Desc: Remaining property from DB399 @516 | | | |
| Elevation: 2500-3000 ft. Elev. | | | |



General Information

Type: Acreage
 Can be Divided?: Yes
 \$/Acre: \$49,615.38

School Information

Elem: Unspecified
 Middle: Unspecified
 High: Unspecified

Land Information

Approx Acres: 2.60
 Acres Cleared: 2.60
 Acres Wooded: 0.00
 Approx Lot Dim:
 Min Sqft To Build: 0
 Prop Foundation:

Utility/Plan Information

Sewer: Septic Tank, None
 Water: Well, None
 Outbuildings: No
 Dwellings: No
 Bedrooms Septic:

Block, Concrete, Crawl Space, Pier & Beam, Slab
 Creekfront, Flood Plain/Bottom Land, Level, Mountain View,
 Lot Desc: Open/Cleared, Paved Frontage, Riverfront, Stream/Creek, Water view, Waterfront

Additional Information

Prop Fin: Cash, Conventional
 Ownership: Seller owned for at least one year
 Special Conditions: None

Recent: 06/22/2018 : NEWS : ->ACT

Features

Waterbody Name: Little Rock Creek
 Lake/Water Amenities: None
 Green Cert: None
 Fixtures Exceptions: No
 Access: County Road, Paved Road
 Suitable Use: Private Estate, Recreational/2nd House, Residential

Association Information

Subject To HOA: None HOA Subj Dues: No Assoc Fee: Subject to CCRs: No
 Proposed Spcl Assess: No Confirm Spcl Assess:

Remarks

Public Remarks: Wicked nice! The land stretches for over 700 feet along Little Rock creek, a beautiful state-stocked trout stream; several distinct types of water squeeze much fishing into these two and a half acres. In years gone by the land was planted in crops and a garden. It's nearly flat. Access is by paved state maintained road. Bring a flyrod and a picnic; spend a little time fishing and see how it feels. The land and stream would be the perfect place for a vacation home that could also be rented. It might also be perfect for rental cabins or a main home with a rental cabin or two. Some of the land is in a flood zone. It does not regularly flood. There's a deep hole perfect for taking a dip and plenty of space to camp. Three septic permits we acquired when originally purchased. Seriously - bring a rod and a picnic and enjoy. If it's a fit, you'll know.

Directions: From East: exit 86, I-40, Hwy 226, north to Bakersville. In Bakersville continue straight on to highway 261 for about 3 miles. At bridge, turn left onto Fork Mountain Road. Continue until you see bridge; turn left From Asheville: Take I-26 West (Old 19/23) to exit 9, Hwy 19. Go through Burnsville & turn left onto highway 197 North. At Red Hill (about 20 minutes) turn left onto highway 226. Stay on highway 226 2.5 miles to Fork Mountain Road, turn right, 2 miles & turn right across bridge

Listing Information

DOM: 0 CDOM: 0 Closed Dt: S/r Contr:
 UC Dt: DDP-End Date: Close Price: LTC:





Prepared By: Woody Fender

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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.

Search Criteria

This search was narrowed to a specific set of Listings.

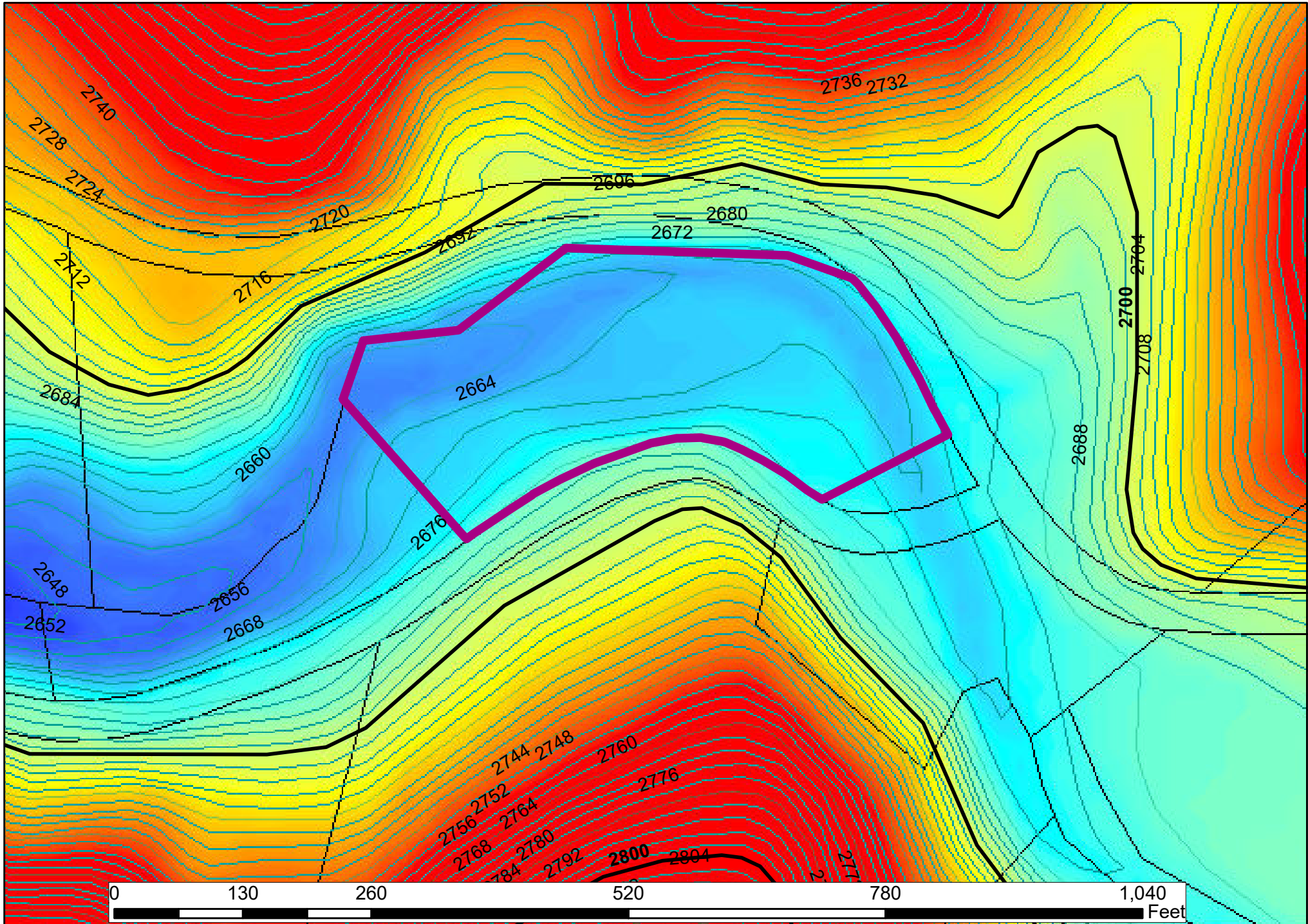
Property Type is 'Lots/Acres/Farms'

Selected 1 of 1 result.



Fender, Rockdale Tract

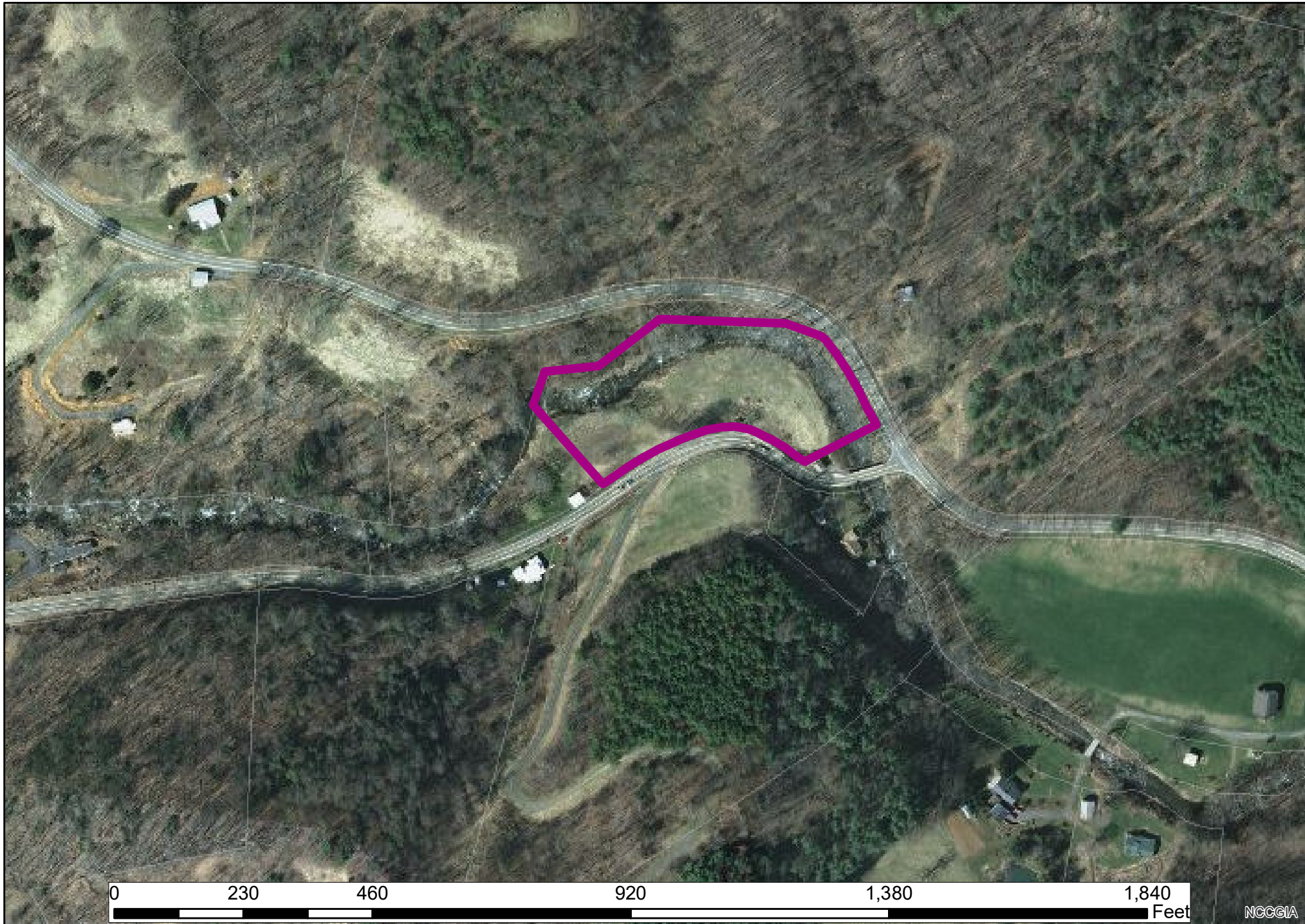
Topo & Elevation





Fender, Rockdale Tract

Aerial, area

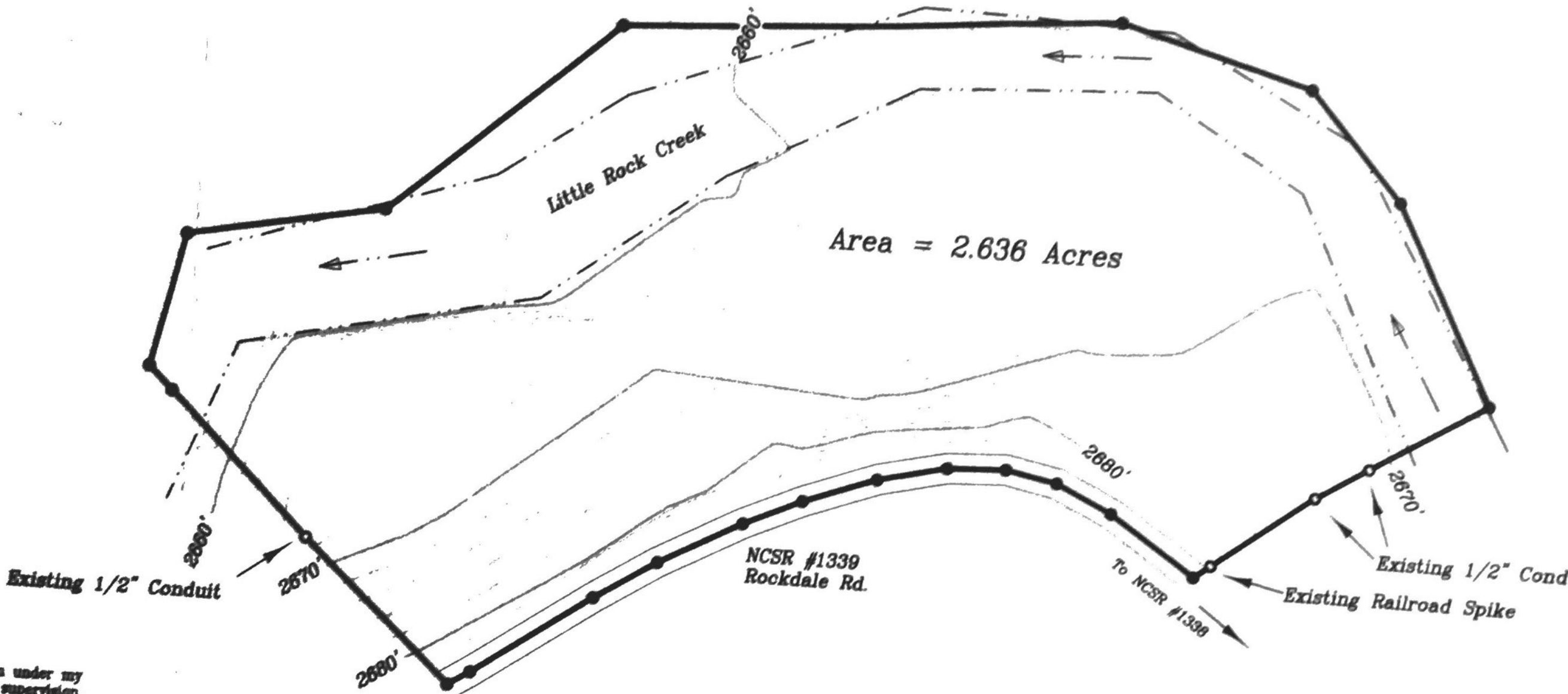




Fender, Rockdale Tract

Aerial

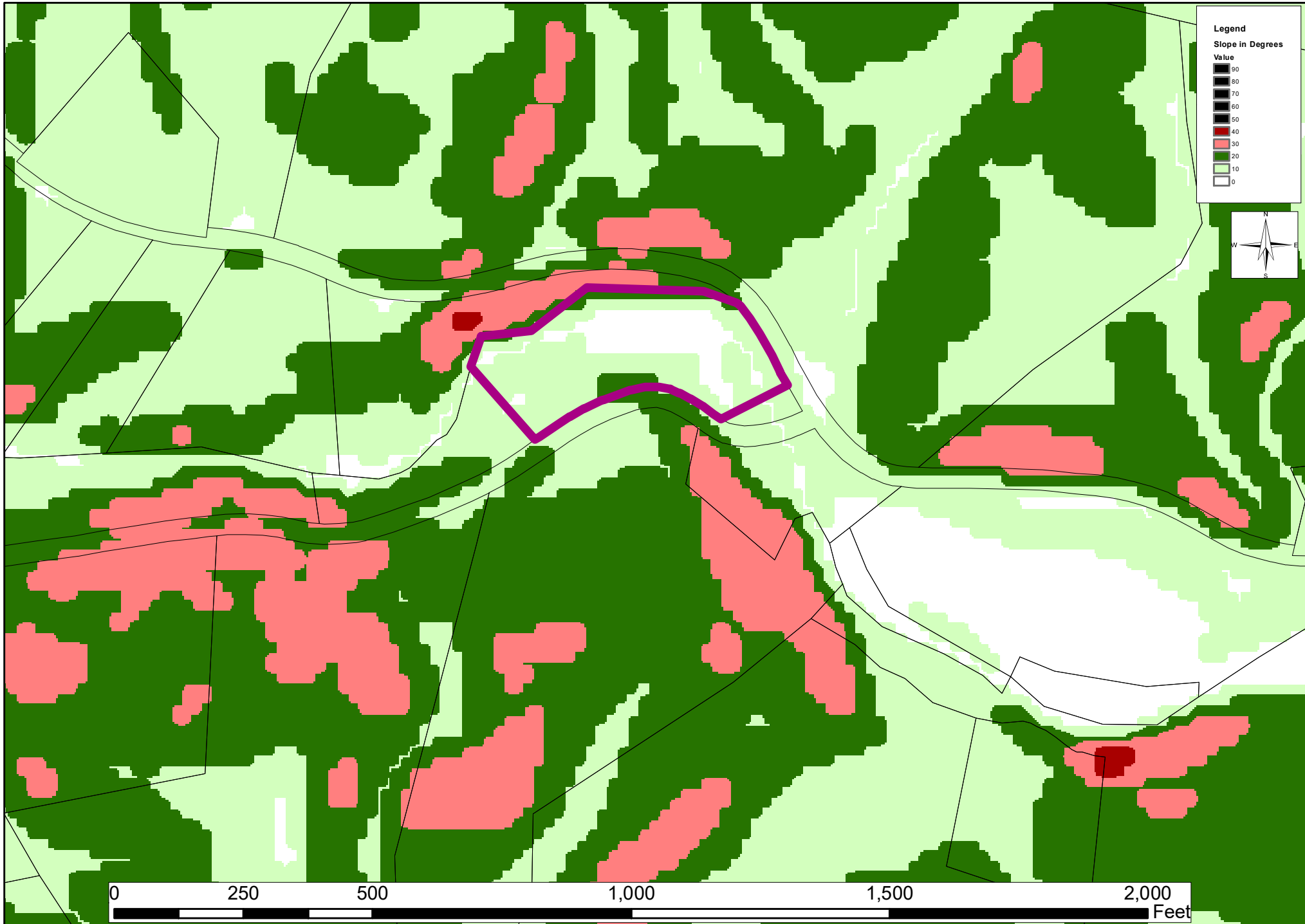




wa under my
 y supervision,
 and departure
 not surveyed
 this map was
 ded and that
 s my original
 April

Fender, Rockdale Tract

slope map



By Bundes Bureau
 Taxes Paid thru 2014
 PIN 0855-00-82-0890
 Date 5-15-17
 Mitchell County



2017000877
 MITCHELL CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED
 05-15-2017 12:28:29 PM

KATHY LAWS
 REGISTER OF DEEDS
 BY: LORI PITMAN
 DEPUTY

BK: RE 580
PG: 29-30

APPROVED BY TAX ASSESSOR TO BE
 RECORDED IN THE MITCHELL COUNTY
 REGISTER OF DEEDS OFFICE/
 DATE BH 5/15/17

| | | |
|------------------------------|------------------------------------|---------------------------------------|
| Excise Tax NONE | Return after recording to → | Holmes & Holmes |
| Tax Map ID # 0855-00-82-0890 | Prepared by Elizabeth L. Holmes | P.O. Box 615 Spruce Pine, NC 28777 |

BRIEF DESCRIPTION FOR INDEX → FORK MOUNTAIN TOWNSHIP

STATE OF NORTH CAROLINA
 COUNTY OF MITCHELL

DATE
 April 7, 2017

**QUITCLAIM
 (Non-Warranty)
 DEED**

| | |
|---|---|
| Fender Family, LLC Sherwood N. Fender, Jr., Manager 226 Aurora Drive Asheville, NC 28805 | Sherwood N. Fender, Jr. P.O. Box 941 Black Mountain, NC 28711 |
| "Grantor" | "Grantee" |

When reference herein is made to the GRANTOR and/or the GRANTEE, the singular shall include the plural, the neuter shall include the masculine as well as the feminine.

WITNESSETH

FOR VALUABLE CONSIDERATION RECEIVED, receipt of which is hereby acknowledged, the GRANTOR hereby has bargained sold and conveyed in fee simple unto the GRANTEE all that certain lot or parcel of land the City of N/A, Fork Mountain Township of Mitchell County more particularly described as follows:

BEGINNING on a railroad spike set in the center of NCSR 1339 and running with said road the following courses and distances: N 54 53 55 W 09.68 feet; N 56 53 53 W 38.47 feet; N 65 1123 W 28.67 feet; N 78 42 15 W 24.12 feet; S 8712 57 W 27.18 feet; S 76 44 25 W 32.82 feet; S 69 55 33 W 36.30 feet; S 65 55 12 W 29.53 feet; S 61 39 34 W 43.69 feet; S 57 23 57 W 33.83 feet; S 55 15 10 W 65.15 feet; S 57 33 23 W 12.03 feet; thence leaving the road and running N 47 00 41 W 93.72 feet to an existing iron pin; N 45 55 46 W 90.14 feet to an iron pin set; N 45 55 46 W 15.22 feet to an iron pin set; thence running with the north bank of Little Rock Creek the following courses and distances: N 13 18 24 E 62.04 feet; N 79 03 49 E 90.87 feet; N 48 53 25 E 135.82 feet; N 86 09 43 E 117.35 feet; N 85 43 10 E 108.89 feet; S 74 45 43 E 91.44 feet; S 42 56 49 E 64.95 feet; S 28 45 40 E 101.13 feet to an iron pin set, the same being located N 06 25 46 E 101.64 feet from NCGS Mon. "Little Creek"; thence leaving the creek and running S 57 51 45 W 60.28 feet to an iron pin set; S 57 51 45 W 27.63 feet to an iron pin set; S 52 44 04 W 56.50 feet to the point of BEGINNING, containing 2.64 acres, as shown on survey by Arrowood Surveying PA, PLS L-1510 dated 16 July 2004 and designated as Drawing No. 04-M-07-209.

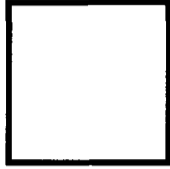
AND BEING the same lands described in that certain deed dated 28 July, 2004 and recorded in Deed Book 399 at Page 516 of the Mitchell County Registry.

TO HAVE AND TO HOLD this realty and all privileges and appurtenances thereto belonging unto the GRANTEE its heirs, successors and/or assigns in fee simple.

The GRANTOR makes no warranties as to the title to said property.



Grantor to INITIAL



GRANTOR'S "RESIDENCE" DISCLOSURE

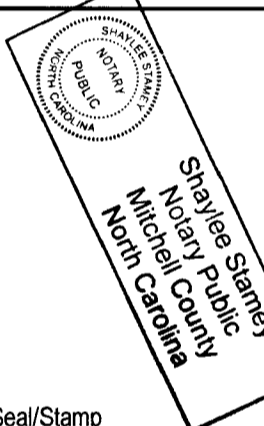
If initialed, the property described herein includes the primary residence of the Grantor pursuant to N.C. Gen. Stat. §105-317.2.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing on the DATE first above written.

Fender Family, LLC
A North Carolina Non-Profit Corporation

By: 
Manager

USE BLACK INK ONLY

| | |
|---|---|
|  <p>Seal/Stamp</p> | <p>STATE OF NORTH CAROLINA, COUNTY OF MITCHELL</p> <p>I, a Notary Public, certify that <u>Sherwood N. Fender, Jr.</u>, personally appeared before me this day and acknowledged that s/he is Member/Manager of <u>FENDER FAMILY, LLC</u> the GRANTOR herein and that by authority duly given and as the act of this entity s/he signed the foregoing instrument in its name and on its behalf as its act and deed. Witness my hand and Official Seal on this Date shown.</p> <p><u>Shaylee Stamey</u> Notary Public</p> <p>Date: <u>04/07/17</u> My Commission Expires: <u>04/22/17</u></p> |
| <p>_____</p> | <p>_____</p> |

Directions to Rockdale Road

From the East: Take exit 86 off of I-40, highway 226, north to Bakersville, NC. In Bakersville continue straight on to highway 261 (226 turns left at flashing light; 261 continues straight towards Roan Mountain) for about three miles until crossing a bridge over Little Rock Creek. Just past the bridge, turn left onto Fork Mountain Road. Continue on Fork Mountain Road until you see a concrete state built bridge; turn left – this is Rockdale Road. The land is immediately on your right. It starts about 30 yards downstream and continues for about 700 feet to a hogwire fence extending from a small red barn/storage building.

From Asheville: Take I-26 West (Old 19/23) to exit 9, Highway 19 towards Burnsville. This is the first exit past Mars Hill. Go through Burnsville and turn left onto highway 197 North. Continue to the stop sign at Red Hill, about 20 minutes, and turn left onto highway 226. Stay on highway 226 for about 2.5 miles until you reach Fork Mountain Road on your right. Continue for a little over two miles and turn right across the concrete state bridge on your right; this is Rockdale Road. The land is immediately on your right. It starts about 30 yards downstream and continues for about 700 feet to a hogwire fence extending from a small red barn/storage building.