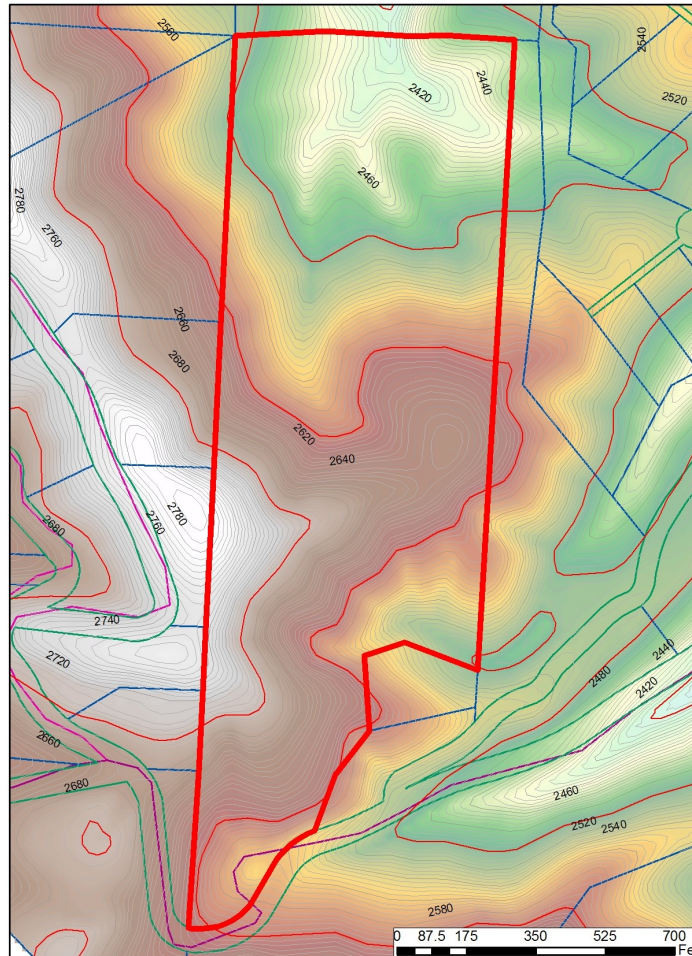


The Galloway Tract

32acres +/-

Crooked Creek Road, McDowell County/Buncombe County line

MLS 3329938



Presented by

H2O

Mountain Realty

Woody Fender, ALC

Owner & Broker

Accredited Land Consultant

text & telephone

(828) 713-2953

full details at our website

Email

h2omountainrealty.net

woody@h2omountainrealty.net



The Galloway Tract

Views in Every Direction

The Galloway Tract offers one of the most spectacular home sites in the mountains. (see maps)

The central feature of the 32 acres parcel is a level home site about one acre in size. It is cleared and graded flat ; it's ready now for a permanent home or a temporary camper site - there are no restrictions.

Views from this property are exceptional.

There is a good drive in place which currently needs some repairs. Underground power and a well are in place - buyer to confirm condition.

The land is adjacent to perpetually protected Catawba Falls Preserve, a gated community of fine homes.

Buy while the price is right. Bring an RV to use now and build when it's your time.

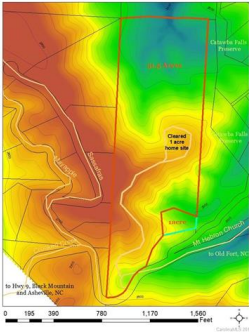
This is truly one of the special places.



Cross Property Client Full w/photos

999 Crooked Creek Road, Old Fort NC 28762

MLS#: 3329938	Category: Lots/Acres/Farms	Parcel ID: 63700093225	List Price: \$179,000
Status: Active	Tax Location: McDowell	County: McDowell	
Subdivision: none	Tax Value: \$102,000	Zoning Desc: None	
Zoning: none		Deed Reference: 1039@144	
Legal Desc: deed - BK1039@PG144-146			
Elevation: 2500-3000 ft. Elev.			



General Information

Type: Acreage
 Can be Divided?: Yes
 \$/Acre: \$5,507.69

School Information

Elem: Unspecified
 Middle: Unspecified
 High: Unspecified

Land Information

Approx Acres: 32.50
 Acres Cleared: 1.00
 Acres Wooded: 31.00
 Approx Lot Dim:
 Min Sqft To Build: 0
 Prop Foundation: N/A

Utility/Plan Information

Sewer: Septic Tank
 Water: Well
 Outbuildings: No
 Dwellings: No
 Bedrooms Septic:

Lot Desc: Hilly, Level, Long Range View, Mountain View, Paved Frontage, Private, Stream/Creek, Views, Year Round View

Additional Information

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

Features

Comm Features: None
 Exterior Feat: Wooded
 Access: County Road, Paved Road Street:
 Suitable Use: Recreational/2nd House, Residential, Subdevelopment

Association Information

Subject To HOA: None HOA Subj Dues: No Assoc Fee: Subject to CCRs: No

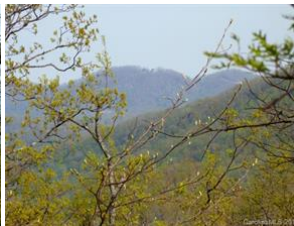
Remarks

Public Remarks: The Galloway Tract offers one of the most spectacular home sites in the mountains. (see maps) the feature of the 32 acre parcel is a level home site, about 1 acre, which is clear and ready. Potential views are stupendous - beautiful in numerous directions & to east, the view is forever. Offered w/out add'l 1 acre as separate listing. Good driveway in place, repairs needed. UG power, well and septic system in place. Adjacent to Catawba Falls, <300 yards fr Buncombe Co. Bring RV now, build later?

Directions: From Asheville or Black Mountain, take Hwy 9 south from I-40 at Exit 64 across Continental Divide and turn left onto Crooked Creek. Sign on left. From Old Fort, NC take Chimney Rock Rd to Mt. Hebron Rd on right. See sign on right just past Catawba Falls. Property is next to Catawba Falls Preserve; their directional signs will take you straight there.

Listing Information

DOM: 197 CDOM: 197 Closed Dt:
 UC Dt: DDP-End Date: Close Price: Sr Contr:
 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.

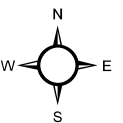
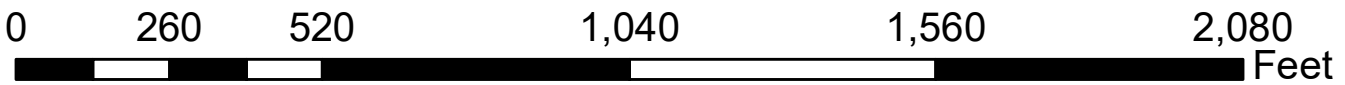
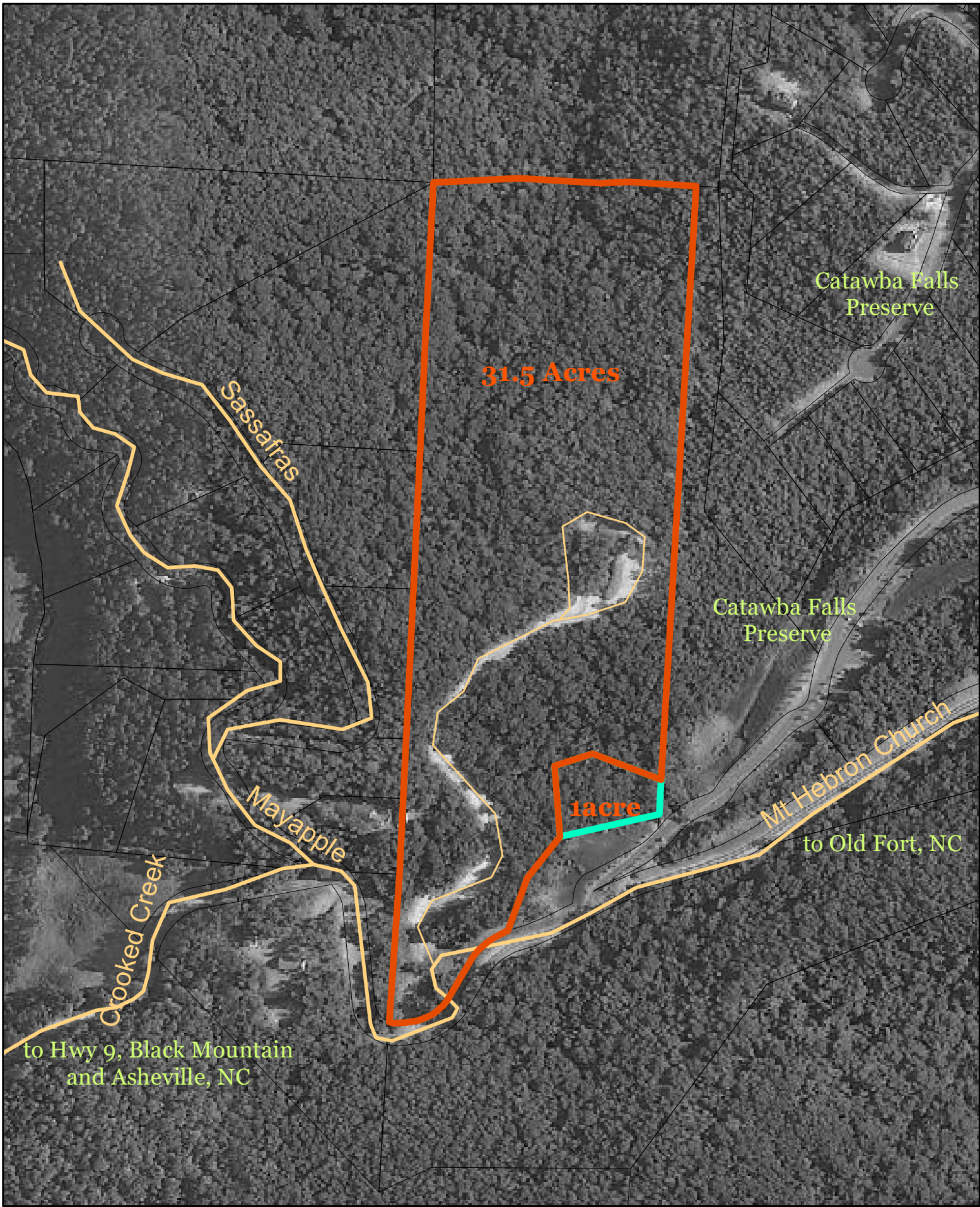
Search Criteria

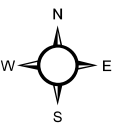
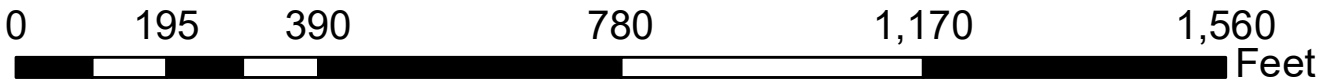
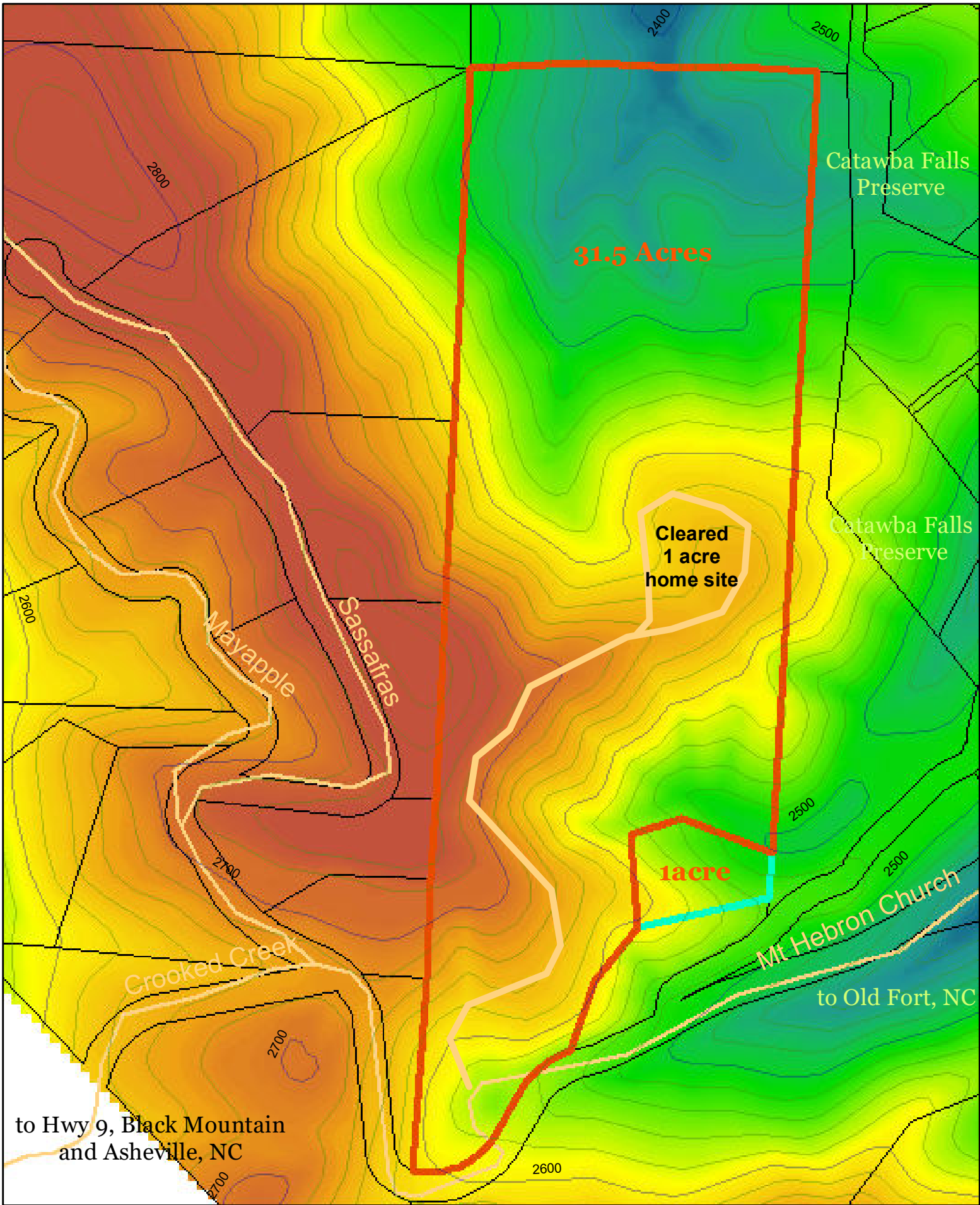
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List Agent MUI is 28244493

Co List Agent MUI is 28244493

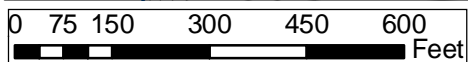
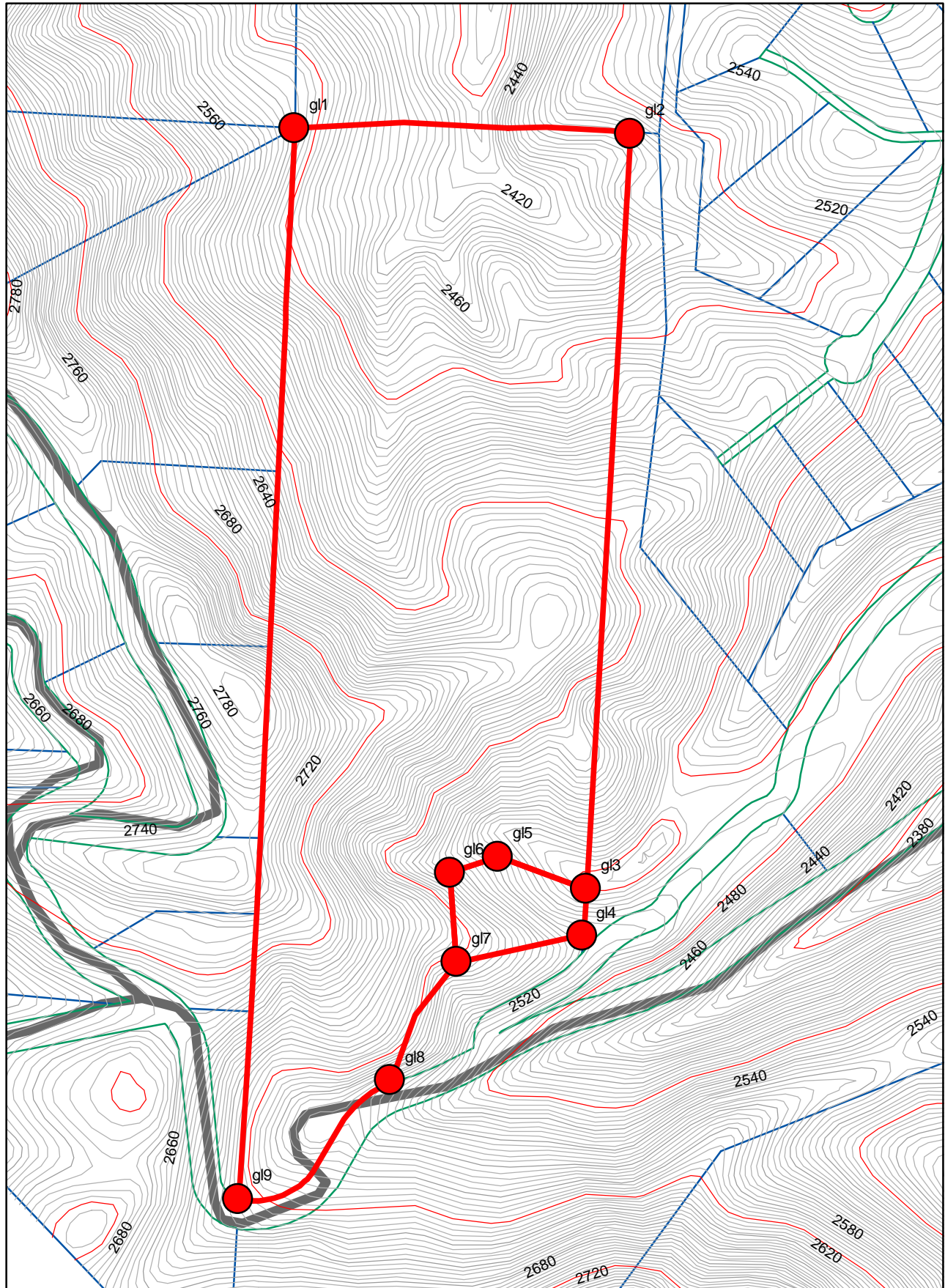
Selected 1 of 5 results.





The Galloway Tract

Topo w/ 4', 20' & 100' lines



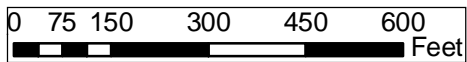
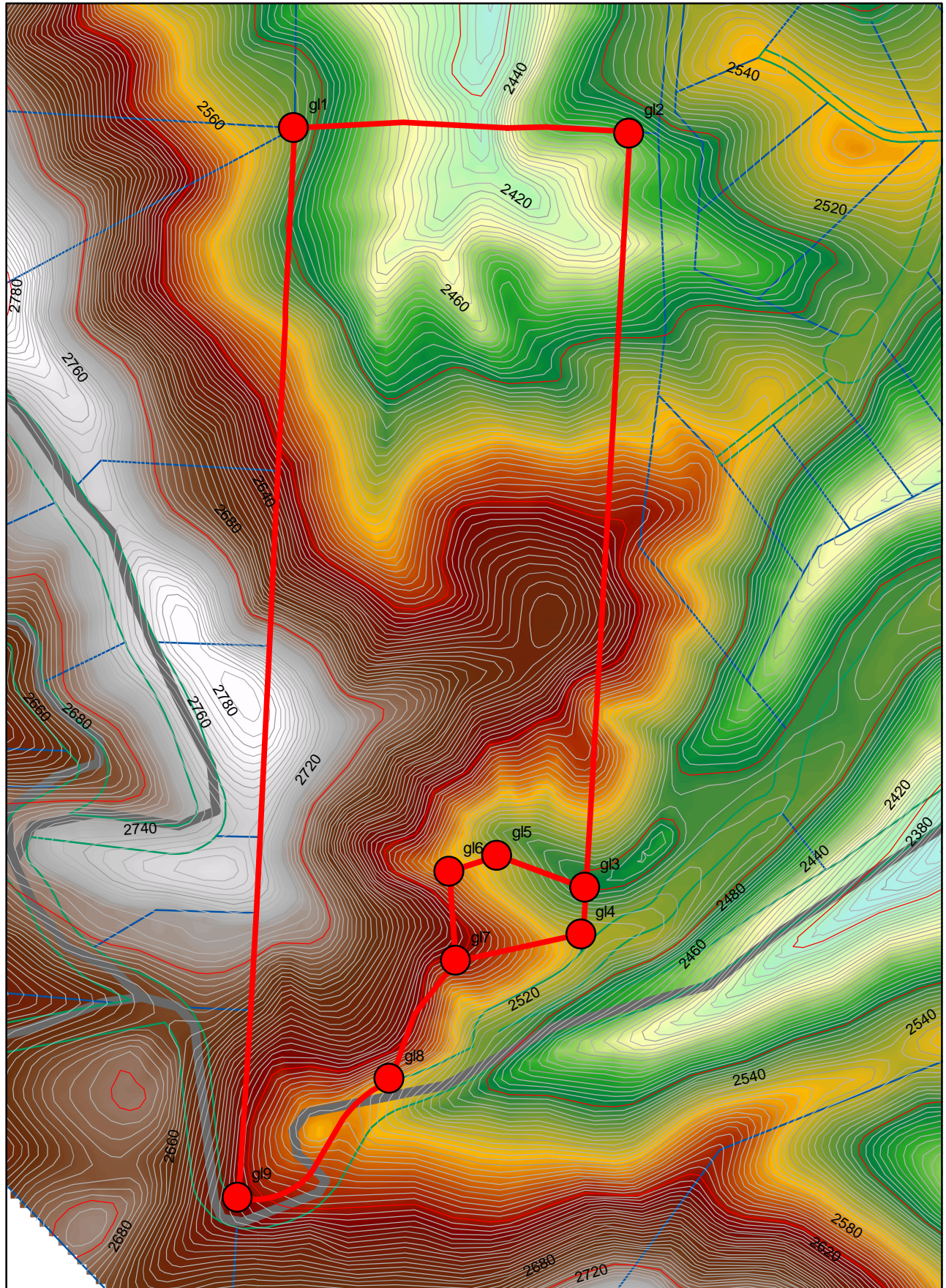
Woody Fender, ALC
828-669-0047



2

The Galloway Tract

Elevation w/ 4', 20' & 100' lines

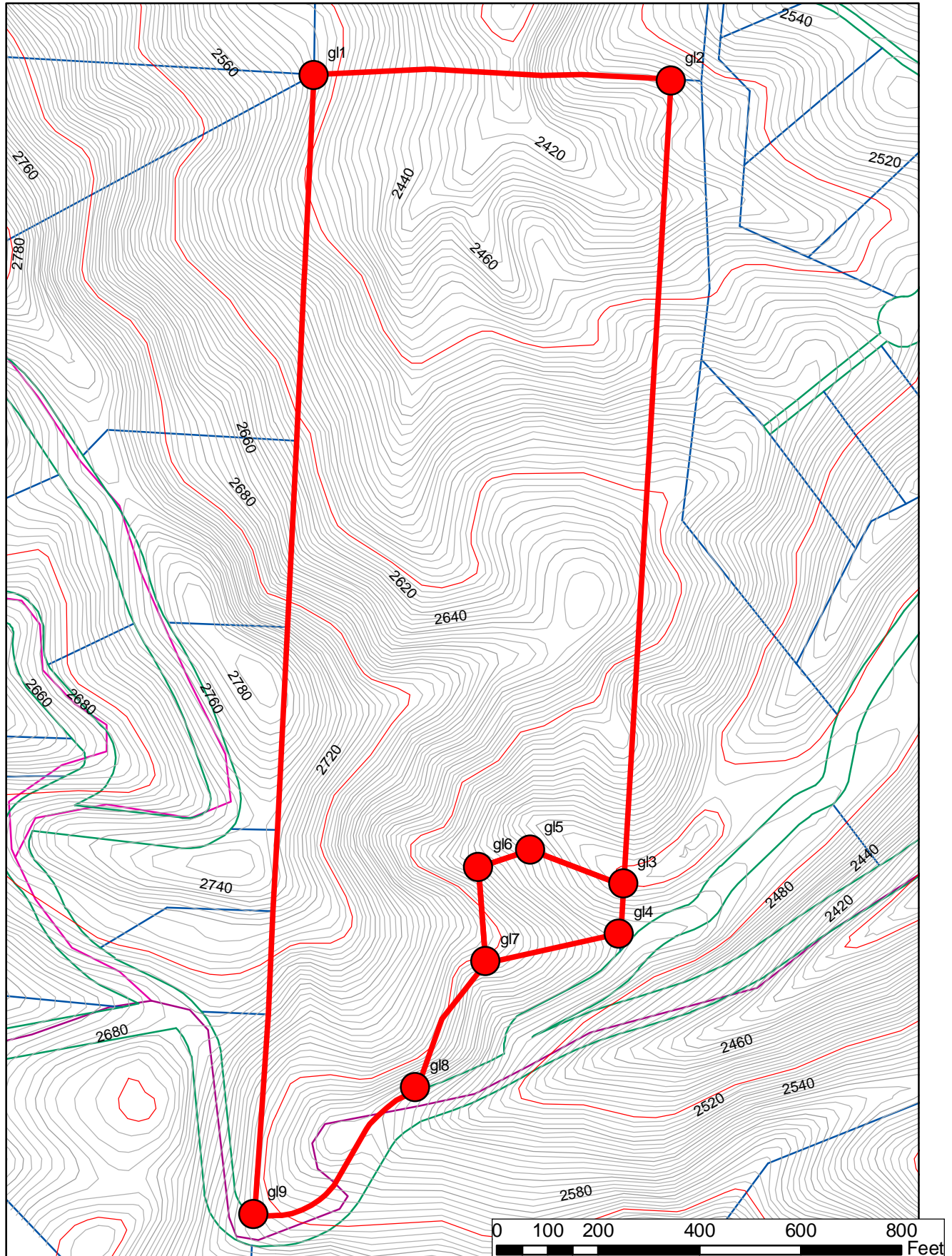


Woody Fender, ALC
828-669-0047



2

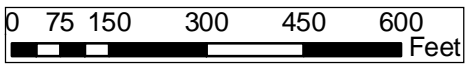
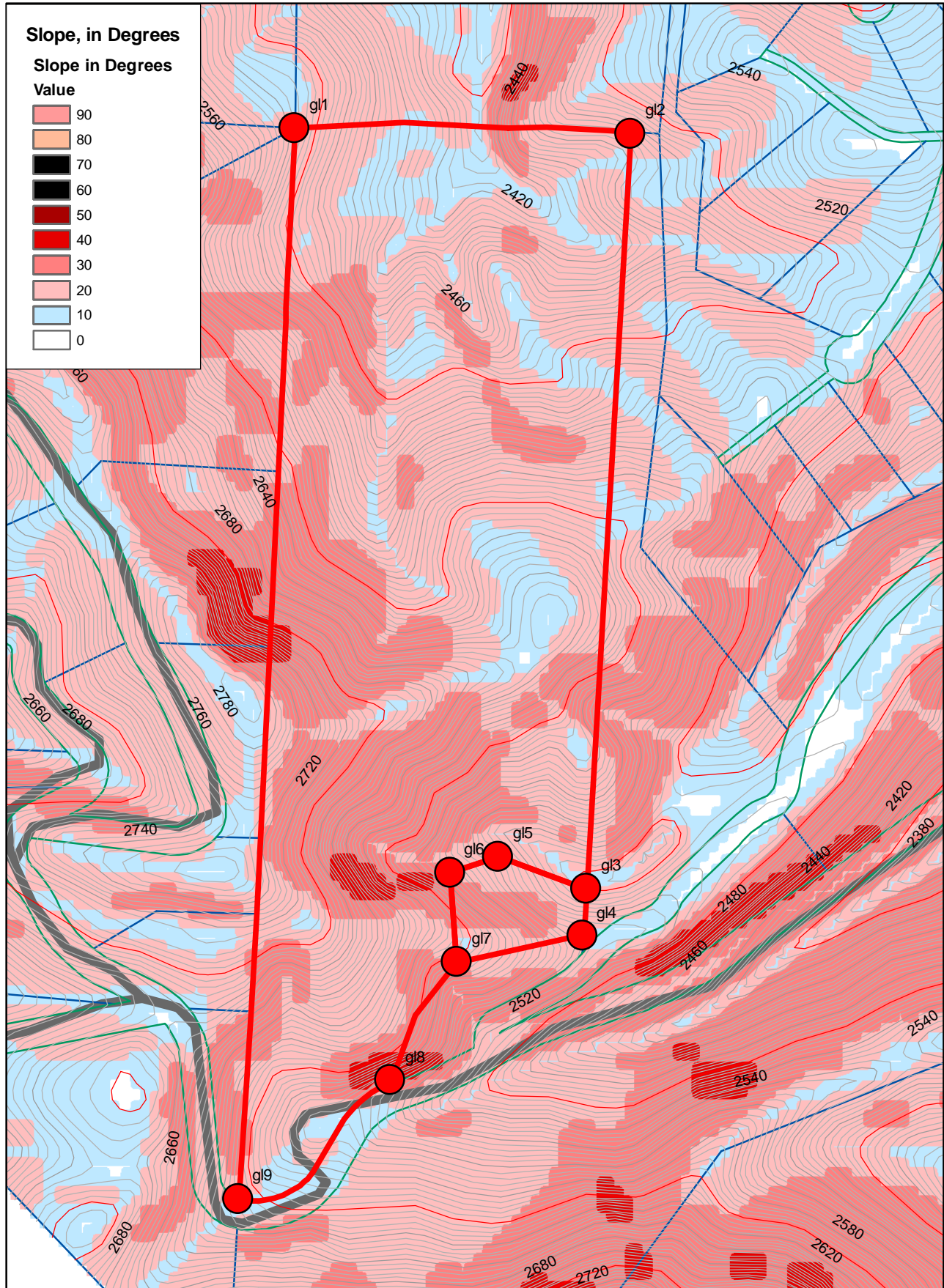
The Galloway Tract



Woody Fender, ALC
828-669-0047

The Galloway Tract

Slope, in Degrees
NCDOT data



Woody Fender, ALC
828-669-0047



GALLOWAY LEON M III

CROOKED CREEK RD
52558

Parcel ID: 0637-00-09-3225

PLAT: / UNIQ ID
ID NO: 02130000003B

SPLIT FROM ID

COUNTYWIDE (100), COUNTYWIDE FIRE (100), CROOKED CK FIRE (100), RESCUE (100)
Reval Year: 2011 Tax Year: 2017 CHANGED AC PER K HILL
Appraised By 17 on 08/20/2002 00022 CROOKED CREEK

CARD NO. 1 of 1
31.530 AC
TW-02 CI- FR-

SRC= AT= LAST ACTION 20110223

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION			CORRELATION OF VALUE			
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM		CRENCE TO MARKET				
Foundation	3									0.35000	DEPR. BUILDING VALUE - CARD 35,380				
CONT FOOTING	8.00	02	02	100	40.50	54432	1996	1996	% GOOD		DEPR. OB/XF VALUE - CARD				
Sub Floor System	4	TYPE: MANUFACT HM, MULTI-SECTION							Manufactured Home			MARKET LAND VALUE - CARD 43,040			
PLYWOOD	11.00	STYLE: 1 - 1.0 STORIES										TOTAL MARKET VALUE - CARD 78,420			
Exterior Walls	10	. +-----48-----+										TOTAL APPRAISED VALUE - CARD 78,420			
ALUM/VINYL	34.00	. IBAS							I			TOTAL APPRAISED VALUE - PARCEL 78,420			
Roofing Structure	03	. I							I			TOTAL PRESENT USE VALUE - LAND 0			
GABLE	9.00	. I							I			TOTAL VALUE DEFERRED - PARCEL 0			
Roofing Cover	03	. I							I			TOTAL TAXABLE VALUE - PARCEL 78,420			
ASP/COMP SHNG	5.00	. I							I			PRIOR PERMIT			
Interior Wall Construction	5	. I							I			BUILDING VALUE 49,780			
DRYWALL	28.00	. I							I			OBXF VALUE 0			
Interior Floor Cover	08	. I							I			LAND VALUE 43,040			
SHEET VINYL	8.00	. I							I			PRESENT USE VALUE 0			
Interior Floor Cover	14	. I							I			DEFERRED VALUE 0			
CARPET	0.00	. I							I			TOTAL VALUE 92,820			
Heating Fuel	04	. 2							2			ROUT: WTRSHD:			
ELECTRIC	0.00	. 8							8			SALES DATA			
Heating Type	10	. I							I			OFF. RECORD DATE DEED Q/U V/I INDICATE			
HEAT PUMP	6.00	. I							I			BOOK PAGE MO YR TYPE			
Air Conditioning Type	03	. I							I			00833 0921 8 2005 WD Q V 0			
CENTRAL	5.00	. I							I			00806 0521 12 2004 WD Q V 60,000			
Bedrooms/Bathrooms/Half-Bathrooms	2/2/0	. I							I			00648 0661 6 2001 WD Q V 50,000			
Bedrooms	0.00	. I							I			00631 0552 12 2000 WD U V 0			
BAS - 2 FUS - 0 LL - 0		. I							I			HEATED AREA			
Bathrooms		. I							I			NOTES			
BAS - 2 FUS - 0 LL - 0		. I							I						
TOTAL POINT VALUE		. +-----48-----+													
BUILDING ADJUSTMENTS															
Quality	3	AVG	1.00												
Shape/Design	2	FACTOR 2	0.90												
Size			0.98												
TOTAL ADJUSTMENT FACTOR	0.000														
TOTAL QUALITY INDEX	100														

SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
TYPE	GS AREA	PCT	RPL CS																
BAS	1,344	100	54432		TOTAL OB/XF VALUE														
SUBAREA TOTALS	1,344		54,432																

BLDG DIMENSIONS | BAS=N28E48S28W48\$.

LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
>25.00 AC	0140		0	0	0.9100	4	1.0000	+00 +00 +00 +00 +00	RP	1,500.00	31.530	AC		1,365.00	43038		
TOTAL MARKET LAND DATA											31.53			43038			
TOTAL PRESENT USE DATA																	

0637-00-09-3225

4/24/2017 9:20:03 PM.