

2575 Mountain View Road, Hickory, North Carolina 28602

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List \$: **\$60,000**

MLS#: **4086170**
 Status: **ACT**
 Legal Desc: **PLAT 73-131**
 City Tax Pd To: **Hickory**
 Complex Name:

Category: **Lots/Acres/Farms**
 Parcel ID: **279108883819**
 Tax Val: **\$38,200**

County: **Catawba**
 Acres: **49.62**
 Zoning: **R-1**
 Deed Ref: **3505/1283**



General Information

Type: **Acreage**
 Can Divide?:
 \$/Acres: **\$1,209.12**
 Levels:

School Information

Elem: **Mountain View**
 Middle: **Jacobs Fork**
 High: **Fred T. Foard**

Land Information

Apprx Acres: **49.62**
 Acres Cleared:
 Acres Wood:
 Min SF to Bld: **0**
 Prop Found:
 Rd Frontage: **Interstate 1 mi or less, Other - See Remarks**
 Lot Desc: **Creekfront, Flood Plain, Riverfront, Stream/Creek, Wetlands**
 Restrictions: **Deed, Livestock Restriction, Subdivision**

Utility/Plan Information

Sewer: **None**
 Water: **None**

Dwellings: **No**
 Beds Septic:

Additional Information

Prop Finance:
 Ownership: **Seller owned for at least one year**
 Spcl Cond: **None**
 Rd Respons: **Privately Maintained Road**
 Lease Considered: **No**

Features

Lot Description: **Creekfront, Flood Plain, Riverfront, Stream/Creek, Wetlands**
 Waterbody Nm: **Henry Fork River**
 Fixtures Exclsn: **No**
 Exterior Cover:
 Road Surface: **Paved, Other**
 Suitable Use: **Other - See Remarks**
 Lake/Wtr Amen: **None**
 Basement Dtls:
 Road Frontage: **Interstate 1 mi or less, Other - See Remarks**
 Patio/Porch:
 Fire Sprinkler:

Association Information

Subject to HOA: **None**
 Subj to CCRs: **Yes**
 HOA Subj Dues:

Public Remarks

Welcome to a nature lovers oasis! Conveniently located near the intersection of I-40 and US-321 this beautiful property is a perfect piece of land for hunting, hiking, camping or just taking in nature. The property has approximately 48 acres in conservation easement that includes restored meandering streams and wetlands throughout that attract all types of wildlife. There is a quarter acre outside of the easement that would be perfect for a small RV or building. The access to the site is through a beautiful disc golf course that has a clubhouse and shop. Bring your discs with you and stop in the clubhouse and check out the surrounding area!

Agent Remarks

-See attachments for deed and plat of conservation easement -Call listing agent for questions regarding the conservation easement or access easement to get to the property.

Showing Instructions/Directions

Showing Service, Sign

Use 2496 Mountain View Road, Hickory, NC 28602 for GPS. Go to the end of Mountain View Road to the parking lot. The property will be straight ahead. Pictures will show a narrative in order from the end of DOT right of way to the location of the 0.27 acre area not under conservation easement. From US321 take exit 42 for NC127S In half a mile turn Right on to Fleetwood Drive In .2 miles turn right on to Mountain View Road Follow that road to the parking lot at the end The property will be straight ahead

Compensation

5% to buyer's agent!

List Agent/Office Information

DOM: **0** CDOM: **0** Expire Dt: **01/01/2025**
 Mkt Dt: **12/14/2023** DDP-End Dt:
 Agent/Own: **No**
 For Appt Call: **800-746-9464**
 List Agent: **Robert Bugg (11052)** 
 List Office: **Wildlands Realty LLC (9285)**
 Buyer Agency: **5%** Sub Agency: **0%**
 Dual/Var: **No**
 Web URL: **https://www.wildlandseng.com/land-for**
 List Agreemnt: **Exclusive Right To Sell**
 Agent Phone: **704-719-2100**
 Office Phone: **704-332-7754**
 Transact Bkr: Bonus:
 Seller Name: **Wildlands Engineering, Inc.**
 Full Service: **Full Service**

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