

MLS #: LF36313A (Active) List Price: \$55,900 (4 Views) TBD Campbell Hollow Rd Damascus, VA 24236



POSSIBLE USE: Farm, Mini Farm, Mobile Home, Modular, Single Family
TOPOGRAPHY: Level, Rolling, Other-See Remarks
LOT DESCRIPTION: Cleared Lot, Horse Property, Secluded, Wooded Lot
APX TOTAL ACREAGE: 10.08
APX % CLEARED: 80
PRICE PER ACRE: \$5,545.63

COUNTY: WASHINGTON
AREA: Damascus
SUBDIVISION: N/A
ELEMENTARY SCHOOL: Rhea Valley
MIDDLE SCHOOL: Damascus
HIGH SCHOOL: Holston
WATER FRONT: None
WATER VIEW: None
ZONING: A1

LEGAL DESCRIPTION:

LOT DIMENSIONS: 10.08	LOT NUMBER: 1	SECTION:
DEED BOOK/INSTRUMENT: 100005682	DEED PAGE: N/A	PLAT BOOK:
DISTANCE TO NATIONAL PARK (MILES):	LAND USE: No	LEASED LAND: No
TAX MAP #: 169-A-75, 169-A-76	COUNTY TAXES: 250 est	
TOWN TAXES: 0	TAX YEAR: TBD	

ADDITIONAL STRUCTURES: None	EQUIPMENT LEASED: None
ROAD FRONTAGE FEET: 302	WATER FRONTAGE FEET:
DISCLOSURES: None	
RESTRICTIONS: None	
EXTRAS: Livestock Permitted, Other-See Remarks	
ACCESS: County Road, Unpaved	ELECTRIC: Available
FENCING: Some Fencing	GAS: None
MINERAL RIGHTS: None	WATER SUPPLY: None
	SEWER: Other-See Remarks

DIRECTIONS: From I-81, take exit 19 East towards Damascus, turn right on Delmar Road, turn right on Alvarado Road, turn left onto Campbell Hollow Rd to property.

PUBLIC REMARKS: Highly desirable 10 acre site approximately 75% open and private at end of state maintained road. Perfect for that private cabin in the country with the convenience of being only 10 minutes to Damascus or Abingdon. Soil perk is suitable for a 3 bedroom home. Campbell Hollow Road is an unpaved, state maintained road that ends just beyond the property. The Creeper Trail and the South Fork of the Holston River is at the intersection of Campbell Hollow Road and Alvarado Road. Very private setting.

ADDENDUM:

PRIVATE REMARKS: This property is part of a division of 80 acres and final plat approval is anticipated from Washington County by February 1. Tax parcel data including tax year will be available once approved by the County.

OWNER NAME: Frank Perry	FACIL COMM (% OR \$):	TRANS BROKER COMM (% OR \$):
BUYER'S BROKER COMM (% OR \$): 3	FORECLOSURE: No	SHORT SALE: No
VARIABLE RATE: No	POSSESSION: At Closing	
KEYBOX: None		
TERMS: Cash		

DOCUMENTS ON FILE: Soil Test, Survey, Tax Map, Topography Map

SHOWING INSTRUCTIONS: Show Anytime

SALE CONTINGENT ON:

ORIGINAL LIST PRICE: \$55,900	DISPLAY ADDRESS: Yes	DISPLAY ON INTERNET: Yes
VOW COMMENT: No	VOW AVM: No	PENDING DATE:
LIST DATE: 1/26/2012	EXPIRE DATE: 4/30/2012	CONTRACT DATE:
		DAYS ON MARKET: 2

OFFICE NAME: Damascus Realty, LLC (#:99)
MAIN: (276) 475-5000
FAX: (276) 475-5099

LISTING AGENT: Russell McBride (#:435)
CONTACT #: (276) 475-5000
AGENT EMAIL: damascusva@gmail.com