

MLS #: LF36315A (Active) List Price: \$59,900 (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: Secluded, Wooded Lot
APX TOTAL ACREAGE: 10.85
APX % CLEARED: 25
PRICE PER ACRE: \$5,520.74

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: 10.85	LOT NUMBER: 4	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: 300 est	
TOWN TAXES: 0	TAX YEAR: TBD	

ADDITIONAL STRUCTURES: None	EQUIPMENT LEASED: None
ROAD FRONTAGE FEET: 827	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 heavily wooded with approximately 15% open and private at near 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: This property is part of a division of 80 acres and final plat approval is anticipated from Washington County by February 1.

PRIVATE REMARKS:

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: \$59,900	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)	LISTING AGENT: Russell McBride (#:435)
MAIN: (276) 475-5000	CONTACT #: (276) 475-5000
FAX: (276) 475-5099	AGENT EMAIL: damascusva@gmail.com

Information Herein Deemed Reliable but Not Guaranteed