

**MLS #: LF36290A (Active) List Price: \$84,900 (38 Views) TBD Campbell Hollow Rd Damascus, VA 24236**



**POSSIBLE USE:** Farm, Mini Farm, Mobile Home, Modular, Single Family  
**TOPOGRAPHY:** Mostly Level, Stream, Other-See Remarks  
**LOT DESCRIPTION:** Cleared Lot, Horse Property, Mini Farm, Secluded, Other-See Remarks  
**APX TOTAL ACREAGE:** 12.99  
**APX % CLEARED:** 95  
**PRICE PER ACRE:** \$6,535.80

**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:**

<b>LOT DIMENSIONS:</b> 12.99 acres	<b>LOT NUMBER:</b> 5	<b>SECTION:</b>
<b>DEED BOOK/INSTRUMENT:</b> 100005682	<b>DEED PAGE:</b> N/A	<b>PLAT BOOK:</b>
<b>DISTANCE TO NATIONAL PARK (MILES):</b>	<b>LAND USE:</b> No	<b>LEASED LAND:</b> No
<b>TAX MAP #:</b> 169-A-75, 169-A-76	<b>COUNTY TAXES:</b> 300 est	
<b>TOWN TAXES:</b> 0	<b>TAX YEAR:</b> TBD	

**ADDITIONAL STRUCTURES:** Barn  
**ROAD FRONTAGE FEET:** 1457  
**DISCLOSURES:** Other-See Remarks  
**RESTRICTIONS:** None  
**EXTRAS:** Barn, Fencing, Livestock Permitted, Outbuildings  
**ACCESS:** County Road, Unpaved  
**FENCING:** Some Fencing  
**MINERAL RIGHTS:** None

**EQUIPMENT LEASED:** NONE  
**WATER FRONTAGE FEET:**  
**ELECTRIC:** Available  
**GAS:** None  
**WATER SUPPLY:** Spring, Spring Shared  
**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 13 acre site with strong spring mostly cleared and fenced with large barn. Almost all cleared with over 1400 ft. or road frontage. Beautiful building sites. Ideal for horses or small farmette. Soil perk is suitable for a 3 bedroom home. Mostly open pasture land. 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 only 10 minutes to Abingdon and Damascus.

**ADDENDUM :**

**PRIVATE REMARKS:** Spring on property currently provides water to adjoining home on 19.45 acres and water rights will be conveyed. This property is part of a division of 80 acres and the final plat approval from Washington County is anticipated to occur by February 1 or sooner. Tax parcel data including tax year will be available once approved by the County. Call for details.

<b>OWNER NAME:</b> Frank Perry	<b>FACIL COMM (% OR \$):</b>	<b>TRANS BROKER COMM (% OR \$):</b>
<b>BUYER'S BROKER COMM (% OR \$):</b> 3	<b>FORECLOSURE:</b> No	<b>SHORT SALE:</b> No
<b>VARIABLE RATE:</b> No	<b>POSSESSION:</b> At Closing	
<b>KEYBOX:</b> NONE		
<b>TERMS:</b> Cash		
<b>DOCUMENTS ON FILE:</b> Soil Test, Survey, Tax Map, Topography Map		
<b>SHOWING INSTRUCTIONS:</b> Show Anytime		
<b>SALE CONTINGENT ON:</b>		

<b>ORIGINAL LIST PRICE:</b> \$84,900	<b>DISPLAY ADDRESS:</b> Yes	<b>DISPLAY ON INTERNET:</b> Yes
<b>VOW COMMENT:</b> No	<b>VOW AVM:</b> No	<b>PENDING DATE:</b>
<b>LIST DATE:</b> 1/25/2012	<b>EXPIRE DATE:</b> 4/30/2012	<b>CONTRACT DATE:</b>
		<b>DAYS ON MARKET:</b> 3

<b>OFFICE NAME:</b> Damascus Realty, LLC (#:99)	<b>LISTING AGENT:</b> Russell McBride (#:435)
<b>MAIN:</b> (276) 475-5000	<b>CONTACT #:</b> (276) 475-5000
<b>FAX:</b> (276) 475-5099	<b>AGENT EMAIL:</b> <a href="mailto:damascusva@gmail.com">damascusva@gmail.com</a>