

**MLS #: LF36314A (Active) List Price: \$79,900 (6 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:** 14.52  
**APX % CLEARED:** 80  
**PRICE PER ACRE:** \$5,502.75

**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:** 14.52

**DEED BOOK/INSTRUMENT:** 100005682

**DISTANCE TO NATIONAL PARK (MILES):**

**TAX MAP #:** 169-A-75, 169-A-76

**TOWN TAXES:** 0

**LOT NUMBER:** 2

**DEED PAGE:** N/A

**LAND USE:** No

**COUNTY TAXES:** 350 est

**TAX YEAR:** TBD

**SECTION:**

**PLAT BOOK:**

**LEASED LAND:** No

**COUNTY TAXES:** 350 est

**TAX YEAR:** TBD

**PLAT PAGE:**

**PARCEL:** 1

**ADDITIONAL STRUCTURES:** None

**ROAD FRONTAGE FEET:** 635

**DISCLOSURES:** None

**RESTRICTIONS:** None

**EXTRAS:** Livestock Permitted, Other-See Remarks

**ACCESS:** County Road, Unpaved

**FENCING:** Some Fencing

**MINERAL RIGHTS:** None

**EQUIPMENT LEASED:** None

**WATER FRONTAGE FEET:**

**ELECTRIC:** Available

**GAS:** 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 14+ acre site approximately 85% 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:** 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.

**PRIVATE REMARKS:**

**OWNER NAME:** Frank Perry

**BUYER'S BROKER COMM (% OR \$):** 3

**VARIABLE RATE:** No

**KEYBOX:** none

**TERMS:** Cash

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

**SHOWING INSTRUCTIONS:** Show Anytime

**SALE CONTINGENT ON:**

**FACIL COMM (% OR \$):**

**FORECLOSURE:** No

**POSSESSION:** At Closing

**TRANS BROKER COMM (% OR \$):**

**SHORT SALE:** No

**ORIGINAL LIST PRICE:** \$79,900

**VOW COMMENT:** No

**LIST DATE:** 1/26/2012

**DISPLAY ADDRESS:** Yes

**VOW AVM:** No

**EXPIRE DATE:** 4/30/2012

**DISPLAY ON INTERNET:** Yes

**PENDING DATE:**

**CONTRACT DATE:**

**DAYS ON MARKET:** 2

**OFFICE NAME:** Damascus Realty, LLC (#:99)

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