

MLS #: LL34564A (Active) List Price: \$117,000 (42 Views) 24170 JEB STUART HWY DAMASCUS, VA 24236



POSSIBLE USE: Modular, Multi Family,
Single Family
TOPOGRAPHY: Level, Other-See Remarks
LOT DESCRIPTION: Cleared Lot, Secluded
APX TOTAL ACREAGE: 2.33
APX % CLEARED: 50
PRICE PER ACRE: \$50,214.59

COUNTY: WASHINGTON
AREA: Damascus
SUBDIVISION: N/A
ELEMENTARY SCHOOL: RHEA VALLEY
MIDDLE SCHOOL: DAMASCUS
HIGH SCHOOL: HOLSTON
WATER FRONT: NONE
WATER VIEW: Creek
ZONING: A2

LEGAL DESCRIPTION: PROP OF SHELBY JEAN BLEVINS-1/2 TR 3 SPURGEON LD A
LOT DIMENSIONS: 635X135XIRR
DEED BOOK/INSTRUMENT: 06 0007900
DISTANCE TO NATIONAL PARK (MILES):
TAX MAP #: 173-A-5
TOWN TAXES:

LOT NUMBER: 5
DEED PAGE: NA
LAND USE: No
COUNTY TAXES: 185
TAX YEAR: 2011

SECTION:
PLAT BOOK:
PLAT PAGE:
LEASED LAND: No
PARCEL:

ADDITIONAL STRUCTURES: NONE
ROAD FRONTAGE FEET: 635
DISCLOSURES: None
RESTRICTIONS: None
EXTRAS: Can Be Divided
ACCESS: State/County Highway
FENCING: None
MINERAL RIGHTS: None

EQUIPMENT LEASED: NONE
WATER FRONTAGE FEET:

ELECTRIC: Available
GAS: None
WATER SUPPLY: Public Water
SEWER: None

DIRECTIONS: FROM EXIT 19, TAKE RT. 58 TO DAMASCUS, CONTINUE THROUGH THE TOWN FOR APPROXIMATELY 2 MILES, PROPERTY ON RIGHT.

PUBLIC REMARKS: PRIME RESIDENTIAL PROPERTY ON THE CREEPER TRAIL, OR IDEAL FOR CAMPGROUND. SITE HAS PUBLIC WATER, LEVEL TERRAIN, 700+ FEET ON THE CREEPER TRAIL, AND LAUREL CREEK BORDERS THE CREEPER TRAIL. VERY CLOSE TO JEFFERSON NATIONAL FOREST.

ADDENDUM:

PRIVATE REMARKS: RIGHT OF WAY IS PROVIDED TO PROPERTY OWNER ON THE WESTERN EDGE TO REAR PROPERTY OWNER. PERK TEST RECOMMENDED DEPENDING ON BUYER INTEREST OF SINGLE FAMILY HOME, CAMPGROUND OR OTHER INTEREST.

OWNER NAME: PRUITT, CLARENCE E

BUYER'S BROKER COMM (% OR \$): 2.5

VARIABLE RATE: No

KEYBOX: NONE

TERMS: Cash

DOCUMENTS ON FILE: Aerials, Survey, Tax Map, Topography Map

SHOWING INSTRUCTIONS: Show Anytime

SALE CONTINGENT ON:

ORIGINAL LIST PRICE: \$117,000

VOW COMMENT: No

LIST DATE: 8/5/2011

DISPLAY ADDRESS: Yes

VOW AVM: No

EXPIRE DATE: 12/31/2011

DISPLAY ON INTERNET: Yes

PENDING DATE:

CONTRACT DATE:

DAYS ON MARKET: 83

OFFICE NAME: Damascus Realty, LLC (#99)

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