

MLS #: LF36312A (Active) List Price: \$49,900 (7 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: 9.01
APX % CLEARED: 10
PRICE PER ACRE: \$5,538.29

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: 9.01 acres
DEED BOOK/INSTRUMENT: 100005682
DISTANCE TO NATIONAL PARK (MILES):
TAX MAP #: 169-A-75, 169-A-76
TOWN TAXES: 0

LOT NUMBER: 6
DEED PAGE: N/A
PLAT BOOK:
LAND USE: No
LEASED LAND: No
PARCEL: 6
COUNTY TAXES: 250 est
TAX YEAR: TBD

ADDITIONAL STRUCTURES: None
ROAD FRONTAGE FEET: 955
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 9 acre site heavily wooded 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 2 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

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:

ORIGINAL LIST PRICE: \$84,900

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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