

**MLS #: LL34012A (Active) List Price: \$139,000****TBD TAYLORS VALLEY RD DAMASCUS, VA 24236**

**POSSIBLE USE:** Farm, Mini Farm, Single Family  
**TOPOGRAPHY:** Mixed, Rolling, Stream  
**LOT DESCRIPTION:** Borders National Forest, Cleared Lot, Mini Farm, Wooded Lot, Other-See Remarks  
**APX TOTAL ACREAGE:** 37  
**APX % CLEARED:** 40  
**PRICE PER ACRE:** \$3,756.76

**COUNTY:** WASHINGTON  
**AREA:** Damascus  
**SUBDIVISION:** N/A  
**ELEMENTARY SCHOOL:** RHEA VALLEY  
**MIDDLE SCHOOL:** DAMASCUS  
**HIGH SCHOOL:** HOLSTON  
**WATER FRONT:** NONE  
**ZONING:** A1

**LEGAL DESCRIPTION:****LOT DIMENSIONS:** 1200X1390X979X1600**DEED BOOK/INSTRUMENT:** 773**DISTANCE TO NATIONAL PARK (MILES):** BORDERS**TAX MAP #:** 194-A-3**TOWN TAXES:****ADDITIONAL STRUCTURES:** NONE**ROAD FRONTAGE FEET:** 1200**DISCLOSURES:** None**RESTRICTIONS:** None**EXTRAS:** None**ACCESS:** County Road, Paved**FENCING:** Some Fencing**MINERAL RIGHTS:** None**LOT NUMBER:** 1**SECTION:****DEED PAGE:** 414**PLAT BOOK:****PLAT PAGE:****LAND USE:** No**LEASED LAND:****PARCEL:****COUNTY TAXES:** 420 EST**TAX YEAR:** 2011**EQUIPMENT LEASED:** NONE**WATER FRONTAGE FEET:****ELECTRIC:** Available**GAS:** None**WATER SUPPLY:** Spring**SEWER:** Other-See Remarks

**DIRECTIONS:** FROM I-81, TAKE EXIT 19 TO DAMASCUS (RT. 58). CONTINUE ON RT. 58 THROUGH DAMASCUS AND BEAR RIGHT ON RT. 91 TOWARDS MOUNTAIN CITY. TURN LEFT ON RT. 725 (TAYLORS VALLEY ROAD). YOU WILL ENTRY TENNESSEE SHORTLY AND THEN RE-ENTER VIRGINIA.

**PUBLIC REMARKS:** 37 ACRES IN APPEALING TAYLORS VALLEY LESS THAN 10 MINUTES TO DAMASCUS. OVER 1200 FEET FRONTAGE WITH GRAVITY FEED SPRING. BORDERS NATIONAL FOREST. 3 BEDROOM HOME SITE WITH A SUITABLE 3 BEDROOM DRAINFIELD AND SEPTIC SYSTEM. PROPERTY HAS SPECTACULAR VIEW OF THE MOUNTAINS, 4 WHEEL DRIVE AND 4X4 RIDING TRAILS. LEVEL TO ROLLING TERRAIN ON TAYLORS VALLEY ROAD THAT GRADUATES TO CHALLENGING TERRAIN AS ONE NEARS NATIONAL FOREST. MOTIVATED SELLER. WOODED AND CLEARED PASTURE.

**ADDENDUM:****Russell McBride****Contact #: (276) 475-5000****Agent Email: damascusva@gmail.com****Damascus Realty, LLC****OFFICE NAME:** Damascus Realty, LLC (#:99)

Information Herein Deemed Reliable but Not Guaranteed