

9999 Rice Branch Rd, Asheville



— THE —
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ESTATE**
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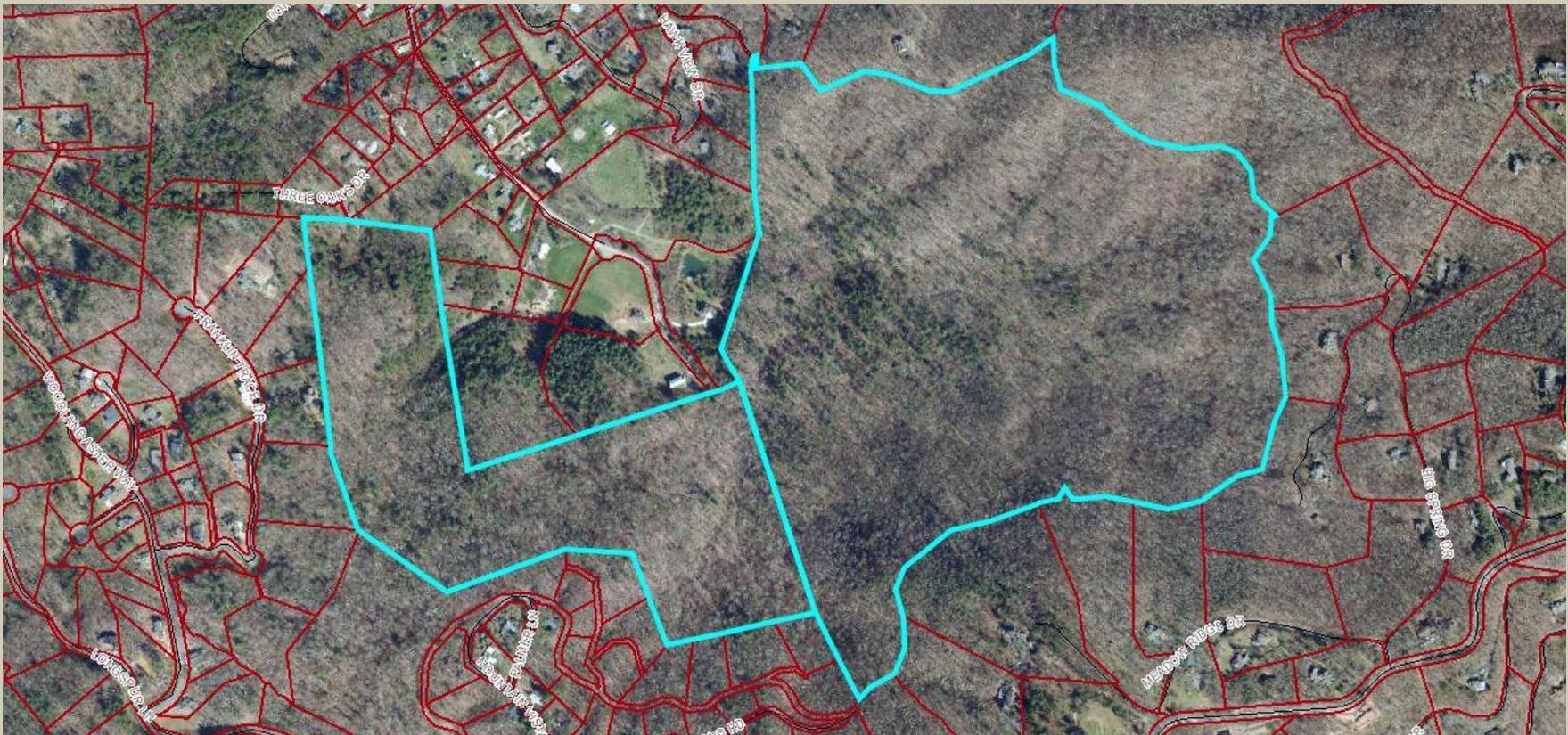
159 S Lexington, Asheville, NC 28801

www.recenter.com

Executive Summary

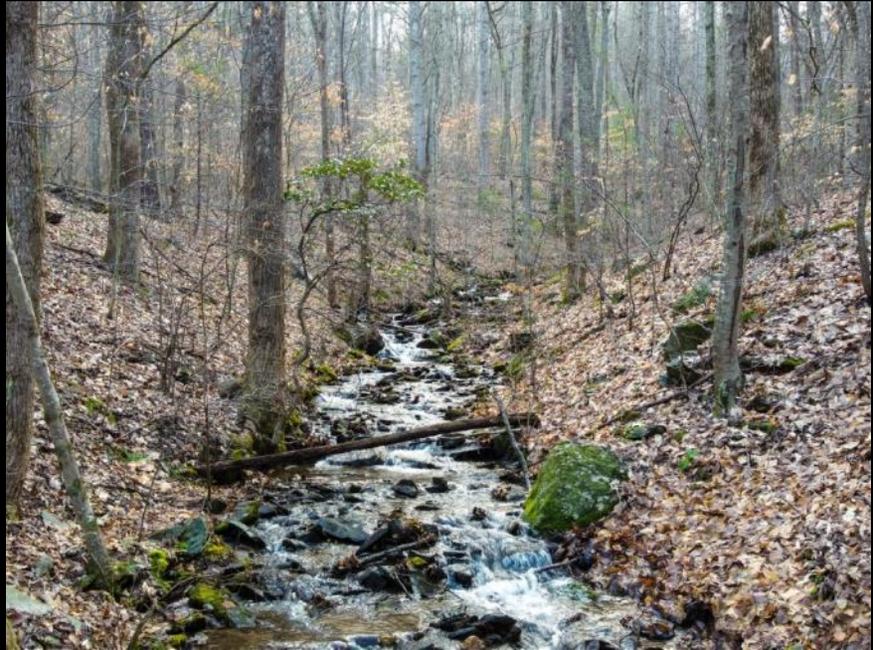
180 Acres | \$2,400,000

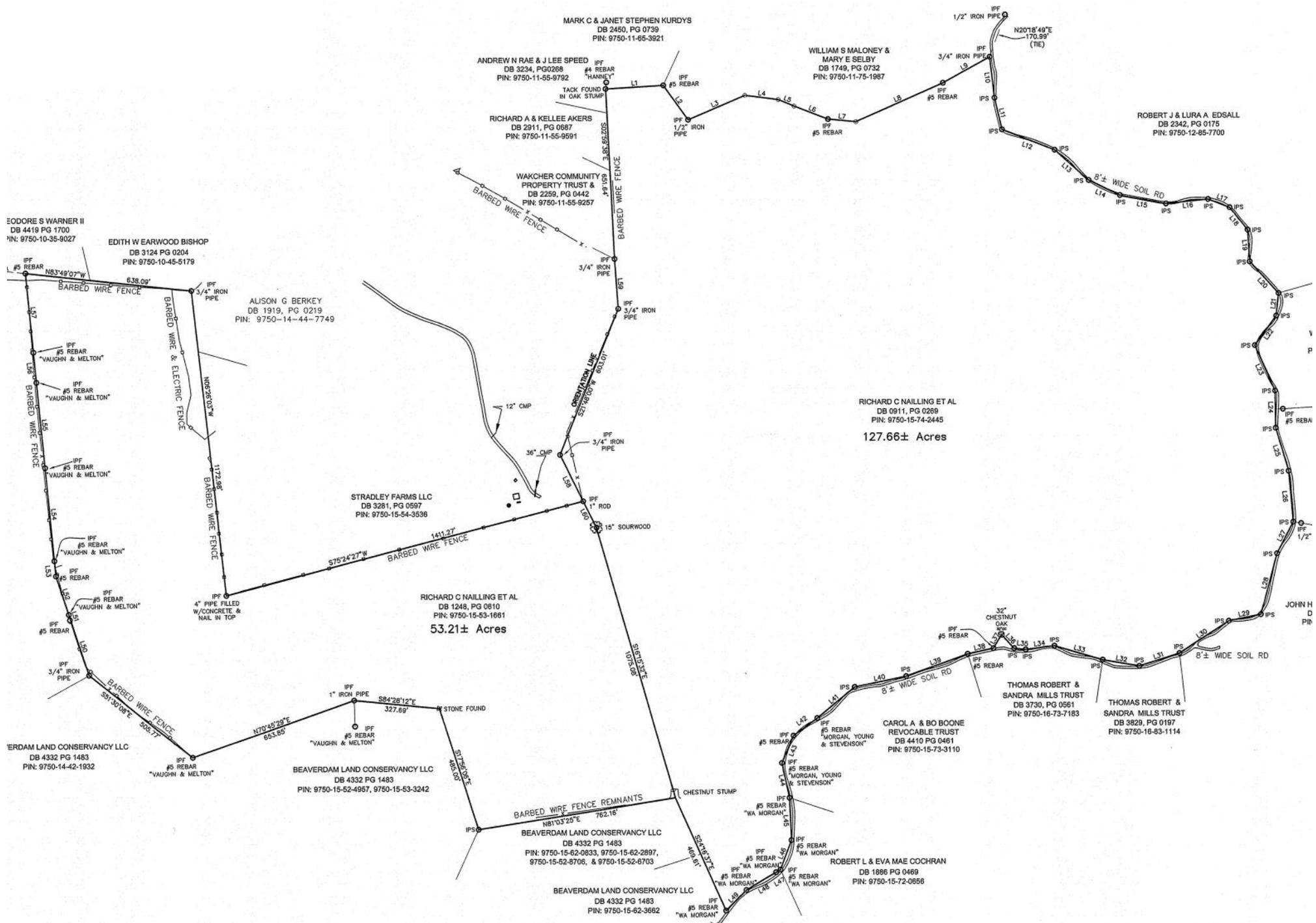
180 acres +/- on two tracts 10 minutes from downtown Asheville in Beaverdam Valley. Incredible rolling land on the lower portion with logging roads and Rice Branch bisecting the property with a number of feeder creeks as well. Great building sites everywhere with the potential for a subdivision most likely with lots in the 10 acre range. Makes a great family compound or estate with amazing long range westerly views of the Smokies framed by Beaverdam Valley. The upper portion has the historic Howland Traction Road as the upper boundary which starts at the gate off of Howland Road goes through the property and continues all the way to Craven Gap along neighboring properties where Town Mountain intersects with the Blue Ridge Parkway and Webb Cove Road. There is a large amount of timber available on the property which is in a Forestry Deferment plan and there is an agreement pending for a large selective harvest. Truly and inspiring property and the last like it available in











EODORE S WARNER II
DB 4419 PG 1700
PIN: 9750-10-35-9027

EDITH W EARWOOD BISHOP
DB 3124 PG 0204
PIN: 9750-10-45-5179

ALISON G BERKEY
DB 1919, PG 0219
PIN: 9750-14-44-7749

STRADLEY FARMS LLC
DB 3281, PG 0597
PIN: 9750-15-54-3536

RICHARD C NAILLING ET AL
DB 1248, PG 0610
PIN: 9750-15-53-1661
53.21± Acres

BEAVERDAM LAND CONSERVANCY LLC
DB 4332 PG 1483
PIN: 9750-14-42-1932

BEAVERDAM LAND CONSERVANCY LLC
DB 4332 PG 1483
PIN: 9750-15-52-4957, 9750-15-53-3242

BEAVERDAM LAND CONSERVANCY LLC
DB 4332 PG 1483
PIN: 9750-15-62-0833, 9750-15-62-2897,
9750-15-52-8706, & 9750-15-52-8703

BEAVERDAM LAND CONSERVANCY LLC
DB 4332 PG 1483
PIN: 9750-15-62-3662

MARK C & JANET STEPHEN KURDYS
DB 2450, PG 0739
PIN: 9750-11-65-3921

ANDREW N RAE & J LEE SPEED
DB 3234, PG 0268
PIN: 9750-11-55-9752

RICHARD A & KELLEE AKERS
DB 2911, PG 0687
PIN: 9750-11-55-9591

WAKCHER COMMUNITY
PROPERTY TRUST &
DB 2259, PG 0442
PIN: 9750-11-55-9257

WILLIAM S MALONEY &
MARY E SELBY
DB 1749, PG 0732
PIN: 9750-11-75-1987

ROBERT J & LURA A EDSALL
DB 2342, PG 0175
PIN: 9750-12-85-7700

RICHARD C NAILLING ET AL
DB 0911, PG 0286
PIN: 9750-15-74-2445
127.66± Acres

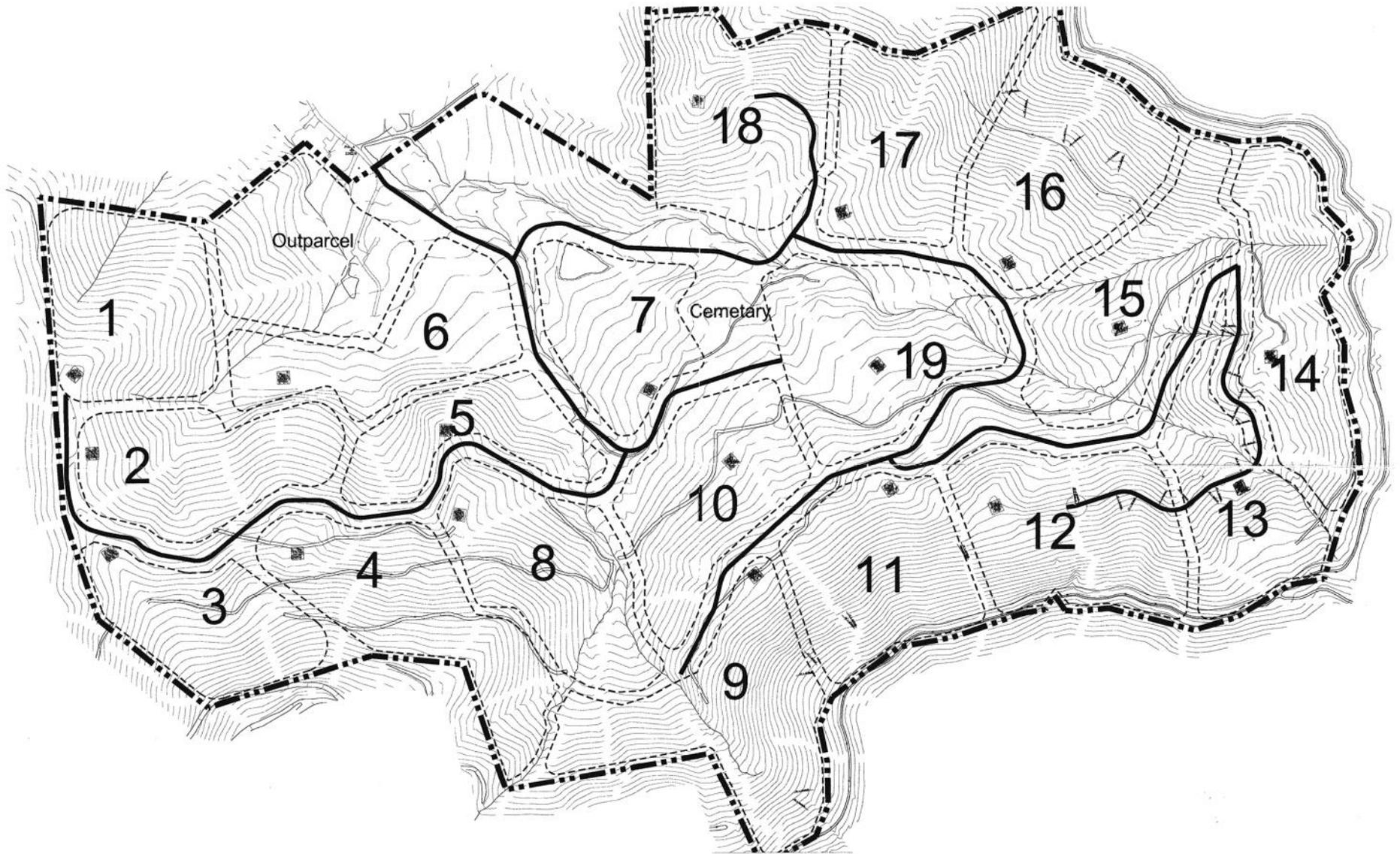
THOMAS ROBERT &
SANDRA MILLS TRUST
DB 3730, PG 0561
PIN: 9750-16-73-7183

THOMAS ROBERT &
SANDRA MILLS TRUST
DB 3829, PG 0197
PIN: 9750-16-83-1114

CAROL A & BO BOONE
REVOCABLE TRUST
DB 4410 PG 0461
PIN: 9750-15-73-3110

ROBERT L & EVA MAE COCHRAN
DB 1886 PG 0469
PIN: 9750-15-72-0656

JOHN H
D
PIN



Proposed Land Plan



Beaverdam Rd

Rice Branch Rd

Town Mtn Preserve

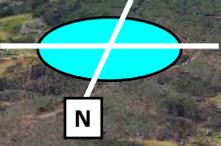
9999 Rice Branch Rd

Mtn View Estates

Town Mtn Rd

Wildcat Cliffs

To Downtown



Town Mtn Rd

Downtown

Wildcat Cliffs

Grove Park

Town Mtn Rd

Marathon Ave

Mtn View Estates

Town Mtn Preserve

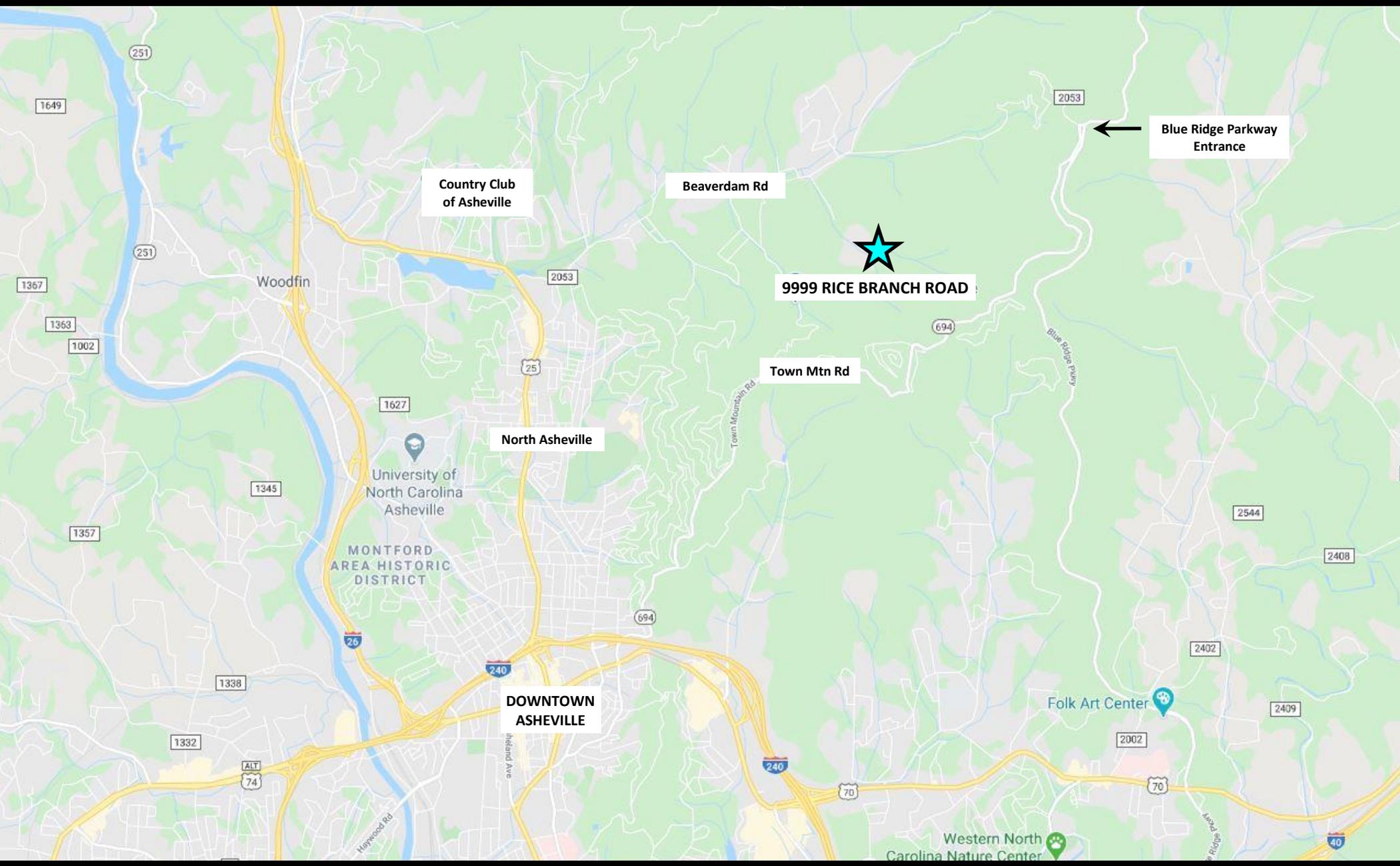


9999 Rice Branch Rd

Rice Branch Rd

To Beaverdam Rd

Country Club of Asheville



Blue Ridge Parkway
Entrance

Country Club
of Asheville

Beaverdam Rd

9999 RICE BRANCH ROAD

Town Mtn Rd

North Asheville

University of
North Carolina
Asheville

MONTFORD
AREA HISTORIC
DISTRICT

DOWNTOWN
ASHEVILLE

Folk Art Center

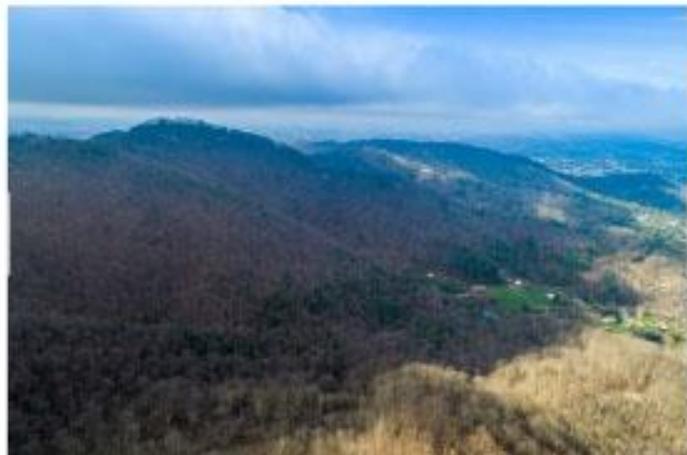
Western North
Carolina Nature Center

Cross Property Client Full

9999 Rice Branch Road, Asheville NC 28804

List Price: **\$2,400,000**

MLS#: 3607887	Category: Lots/Acres/Farms	Parcel ID: 9750-74-3650 & 97	
Status: Active	Tax Location: Buncombe	County: Buncombe	
Subdivision: None	Tax Value: \$2,198,700	Zoning Desc:	
Zoning: BDM		Deed Reference: 5545/1974 3484/7	
Legal Desc: 5545/1974 & 3484/738			
Elevation: 2500-3000 ft. Elev.			



General Information

Type: **Acres**
 Can be Divided?: **Yes**
 \$/Acres: **\$13,333.33**

Land Information

Approx Acres: **180.00**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **0**
 Prop Foundation:

Lot Desc:

Hilly, Long Range View, Mountain View, Steep, Stream/Creek, Trees

Additional Information

Prop Fin:
 Transaction Type: **For Sale**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

School Information

Elem: **Asheville City**
 Middle: **Asheville**
 High: **Asheville**

Utility/Plan Information

Sewer: **Septic Needed**
 Water: **Well Needed**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Recent: **03/29/2020 : NEWs : ->ACT**

Suitable Use: **Private Estate, Recreational/2nd House, Residential, Subdevelopment, Tree Farm/Timber**
 Subject To HOA: **None** Subj to CCRs: HOA Subj Dues:

Remarks

Public Remarks: **180 acres +/- on two tracts 10 minutes from downtown Asheville in Beaverdam Valley. Incredible rolling land on the lower portion with logging roads and Rice Branch bisecting the property with a number of feeder creeks as well. Great building sites everywhere with the potential for a subdivision most likely with lots in the 10 acre range. Makes a great family compound or estate with amazing long range westerly views of the Smokies framed by Beaverdam Valley. The upper portion has the historic Howland Traction Road as the upper boundary which starts at the gate off of Howland Road goes through the property and continues all the way to Craven Gap along neighboring properties where Town Mountain intersects with the Blue Ridge Parkway and Webb Cove Road. There is a large amount of timber available on the property which is in a Forestry Deferment plan and there is an agreement pending for a large selective harvest. Truly and inspiring property and the last like it available in Asheville.**

Directions: **No drivebys please.**