

218 Bull Creek Rd Asheville NC 28805

Listing Notes

Thank you for your interest in 218 Bull Creek Rd. Please review the below information and map attachments to familiarize yourself with the details of the listing. Please contact the listing agents Reese Morgani and Collin O'Berry to discuss any questions.

Property Subdivision Overview:

The property is owned by several family members and is the process of being subdivided. The current PIN 976058944800000 is +-50 acres in Buncombe County GIS. Buncombe County subdivision guidelines allow for the creation of up to 5 lots per Family Subdivision rules. Please reference the attached subdivision concept map for an overview of the subdivision and the 5 lots that are being applied for. These lot lines are non-negotiable for a buyer. Survey work is beginning the week of 1/2/2023.

For this subdivision, the Isley Tract will be +- 22 acres and this is what is currently offered for sale. The Griffin Tract will be +-28 acres and this land is being retained by the Griffin Family members. 2 lots are being proposed for the Isley Tract, and 3 lots are being proposed for the Griffin Tract. The survey will be submitted for approval by Buncombe County in January, and any final approvals will be given from Buncombe County. *Only 1 lot is guaranteed for the Isley Tract, unless approvals come from Buncombe County for 2 lots.*

Property Restrictions:

The below bullet points outline restrictions that will be placed on the deed at closing. The final verbiage is TBD and will be drafted by an attorney. These have been decided upon by family members and are non-negotiable for a buyer.

- A walking easement will be granted across the upper portions of the Griffin tracts to allow the new Isley tract owners access the Blue Ridge Parkway from their property, staying as reasonably close to the top of the property line as possible at all times. This easement will not survive any future transaction(s) to subsequent owners.

- No businesses run out of the property where employees work, or equipment is kept to deploy to job sites away from the property.

- No chain link fences are permitted.

-No deforestation (i.e., removal of a forest or strand of trees from land to be converted to non-forest use) is permitted, with the exception of tree removal around any permitted homesite(s), septic areas, driveways, and parking areas.

-No mobile homes are permitted for use as permanent or temporary residences, including RVs. Parking and storing of RVs allowed for property owners when they are not in use.

- No storing of junk cars, inoperable vehicles, junk, or rubbish is allowed on the property. The storing of operable farm vehicles, tractors, ATVs, etc are permitted for property owner use.

-The parcel(s) may not be further subdivided from the (up to) 5 total lots created in the 2023 subdivision.

-A road maintenance agreement will be created prior to closing of the Isley Tract(s). Road maintenance is to be shared pro rata between the parties.

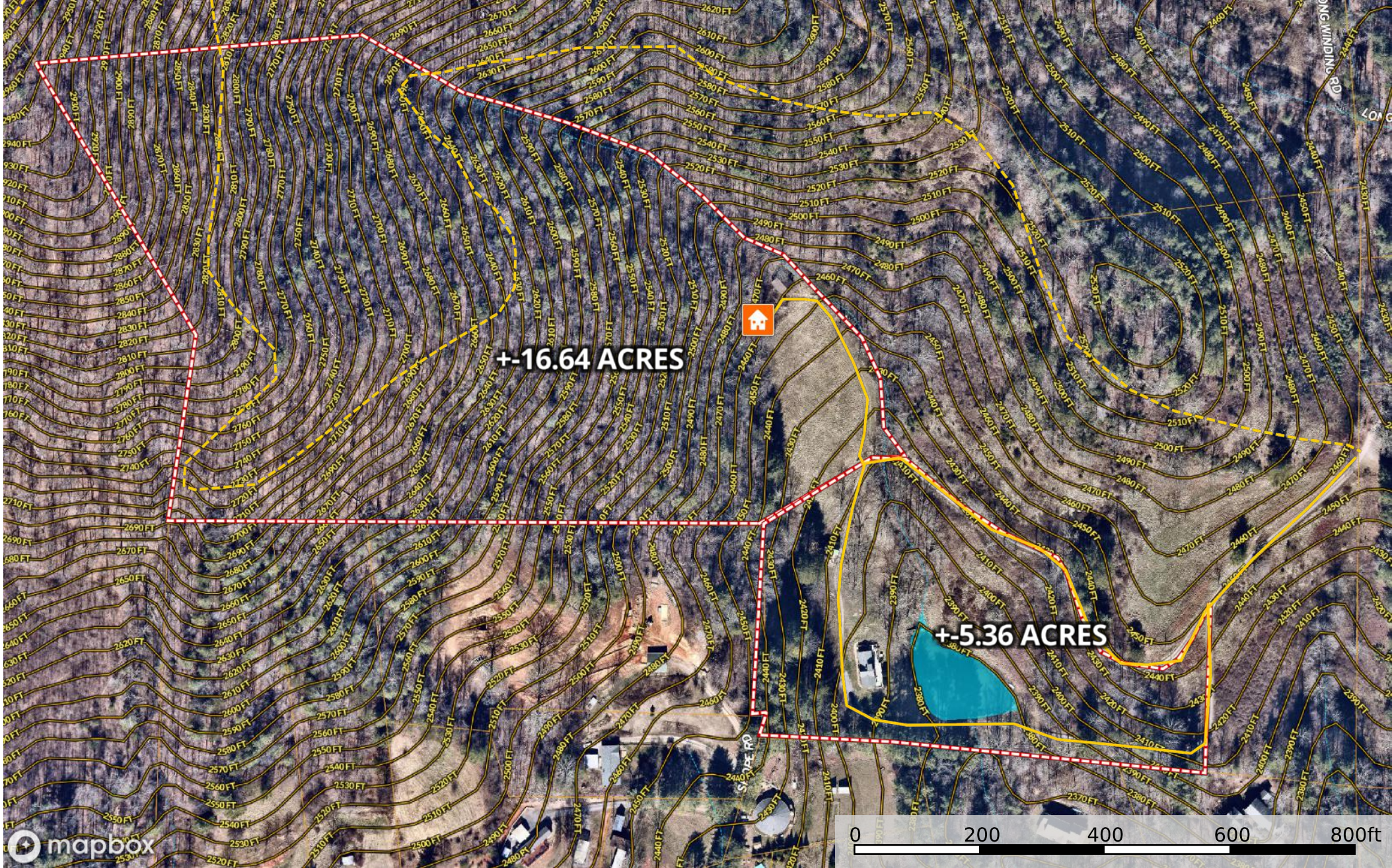
ISLEY TRACT MAPS

All lot subdivision is subject to approvals from Buncombe County. Only one 22 acre lot is guaranteed for the Isley Tract.

218 Bull Creek Rd - Isley Tract(s)
Buncombe County, North Carolina, 22 AC +/-



- House
- Primary Road
- Road / Trail
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



- House
- Primary Road
- Road / Trail
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

TOTAL PROPERTY SUBDIVISION MAPS

All lot subdivision is subject to approvals from Buncombe County. Only one 22 acre lot is guaranteed for the Isley Tract.

