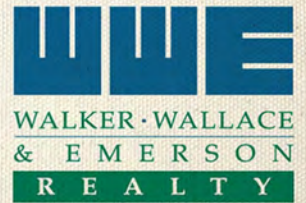


891 Meadow Crest Road Tryon, NC



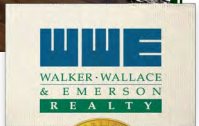
If your buyer clients are looking for privacy and the protection 7.8 acres can provide - this is your place. Located just 4 miles from the main entrance to Tryon International Equestrian Center (TIEC). The recently built (2019) cottage speaks of craftsmanship with nature's best materials. Warmth exudes from the various woods incorporated from oak hardwood flooring to solid pine three panel doors and fir tongue and groove ceilings throughout (vaulted in great room) to a large stone-faced wood burning fireplace centering the den/study area. With two bedrooms and two baths, this refined rustic home provides real comfort and a cozy feeling that is hard to beat.

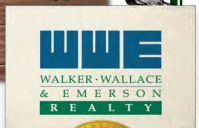
For more information please call Mickey Hambricht 828-817-1796



WWE
WALKER-WALLACE
& EMERSON
REALTY







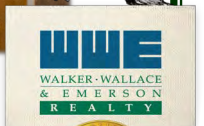


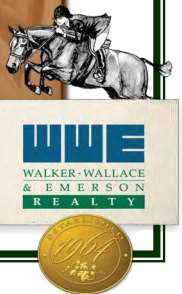


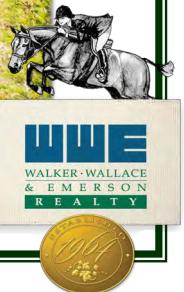
WWE
WALKER-WALLACE
& EMERSON
REALTY





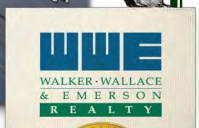


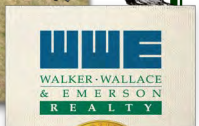


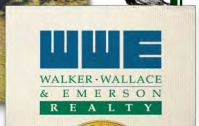


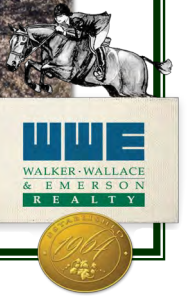








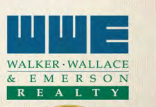






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& EMERSON
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STATE OF NORTH CAROLINA
COUNTY OF POLK
OFFICE OF REGISTER OF DEEDS

FILED FOR RECORD THIS THE 13th DAY OF
July 2017 AT 4:57 O'CLOCK P M
AND DULY REGISTERED IN THIS OFFICE
CARD FILE # PAGE 894

REGISTER OF DEEDS
By: *Sheila W. Whitmore*
By: Paul Hampton, asst.

Doc ID: 0645350001 Type: CDP
Reg. No: 21100 Page 1 of 1
Sheila Whitmore, Register of Deeds
BK F pg 894

CARD FILE # PAGE 337

SURVEYOR CERTIFICATE:

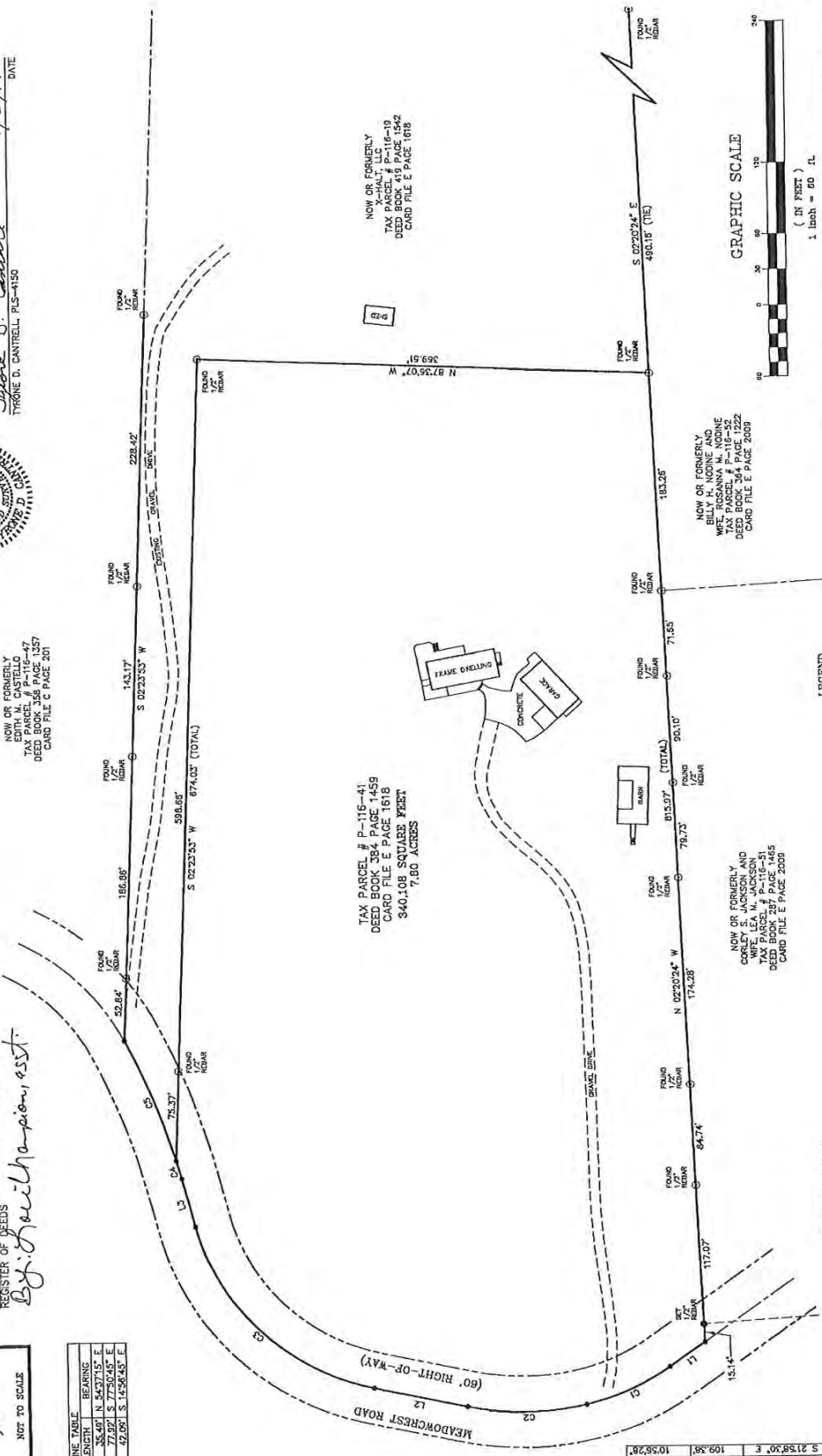
I, THOMAS D. CANTRELL, CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN
EXAMINATION OF THE RECORDS OF THE POLK COUNTY REGISTER OF DEEDS
THAT THE RECORD REFERENCES ARE AS SHOWN ON THE FACE OF THIS MAP; THAT
THE BOUNDARIES NOT SURVEYED ARE CLEARLY SHOWN BY BROWN LINES AND
THE BOUNDARIES SURVEYED ARE CLEARLY SHOWN BY BLACK LINES AND THAT
THE DEGREE OF CURVATURE IS GREATER THAN 1:10,000. THAT THIS MAP WAS
PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
THAT THIS SURVEY IS OF AN EXISTING PARCEL OF LAND AND DOES NOT CREATE A
NEW STREET OR CHANGE AN EXISTING STREET.
WITNESS MY HAND AND SEAL THIS 20th DAY OF JUNE A.D. 2017.

Thomas D. Cantrell
THOMAS D. CANTRELL, PLS-4150
DATE 6/20/17



NOW OR FORMERLY
EDITH A. CASTELLO
TAX PARCEL # P-116-47
DEED BOOK 384 PAGE 1459
CARD FILE # C PAGE 201

LINE TABLE		
LINE	LENGTH	BEARING
L1	38.49'	N 54°37'15" E
L2	77.89'	S 77°50'45" E
L3	42.09'	S 14°58'45" E



TAX PARCEL # P-116-41
DEED BOOK 384 PAGE 1459
CARD FILE # PAGE 1618
340,108 SQUARE FEET
7.80 ACRES

NOW OR FORMERLY
NATHAN R. & CAROLYN L. ROS
TAX PARCEL # P-116-19
DEED BOOK 415 PAGE 1542
CARD FILE # PAGE 1618

NOW OR FORMERLY
BILLY H. NOBLE AND
WIFE ROSANNA W. NOBLE
DEED BOOK 364 PAGE 1222
CARD FILE # PAGE 2009

NOW OR FORMERLY
CAROLYN L. JACOBSON AND
WIFE LEA M. JACOBSON
TAX PARCEL # P-116-51
DEED BOOK 384 PAGE 1222
CARD FILE # PAGE 2009

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

GENERAL NOTES:

1. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.
2. ALL AREAS ARE CALCULATED BY THE COORDINATE COMPUTATION METHOD.
3. ALL PROPERTY CORNERS ARE MONUMENTED AS SHOWN HEREON.
4. COUNTY PUBLIC REGISTRY.
5. NO MONUMENT WAS FOUND WITHIN 2000' OF SUBJECT PROPERTY.
6. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE EXAMINATION.
7. THE SUBJECT PROPERTY MAY BE SUBJECT TO EASEMENTS, SETBACKS, RIGHT-OF-WAYS, COVENANTS, OR RESTRICTIONS THAT THE SURVEYOR HAS NO KNOWLEDGE.
8. THE SUBJECT PROPERTY DOES NOT FALL IN A SPECIAL FLOOD HAZARD AREA AS PREVIOUSLY DETERMINED BY THE FLOOD INSURANCE RATE MAP, 370784, 00048, LAST REVISED MAY 19, 1976.

LEGEND

- PROPERTY LINE SURVEYED
- PROPERTY LINE NOT SURVEYED
- RIGHT-OF-WAY LINE
- CENTERLINE CREEK
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER
- CALCULATED POINT
- RIGHT-OF-WAY

TRUE NORTH
SURVEYING & MAPPING
BOUNDARY SURVEY FOR
NATHAN R. & CAROLYN L. ROS
TAX PARCEL # P-116-41
GREEN CREEK TOWNSHIP
POLK COUNTY, NORTH CAROLINA



OWNER:
DALE RUCKER
851 MEADOWCREST ROAD
TRYON, NC 28782

PREPARED FOR:
NATHAN & CAROLYN
ROSE

SCALE: 1" = 40' (BARN ST.)
T. CANT
T. CANT
T. CANT

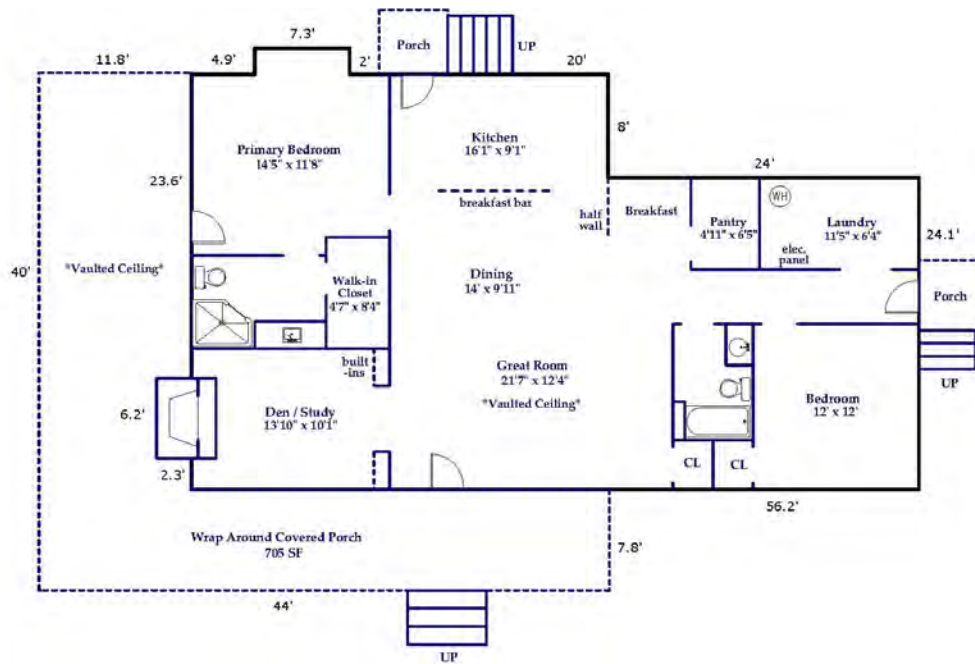
ISSUE DATE: JUNE 20, 2017 (CHECKED BY: T. CANT)
JOB #: 1706-03 (DRAWING FILE: 1706-03)
REVISIONS:

450 WEBBER LANE
COLUMBUS, NC 28722
828-863-4278/828-817-4009

CURVE TABLE		
CURVE	RADIUS	LENGTH
C1	573.68'	109.55'
C2	573.68'	109.55'
C3	573.68'	109.55'
C4	573.68'	109.55'
C5	573.68'	109.55'
C6	573.68'	109.55'
C7	573.68'	109.55'
C8	573.68'	109.55'
C9	573.68'	109.55'
C10	573.68'	109.55'
C11	573.68'	109.55'
C12	573.68'	109.55'
C13	573.68'	109.55'
C14	573.68'	109.55'
C15	573.68'	109.55'
C16	573.68'	109.55'
C17	573.68'	109.55'
C18	573.68'	109.55'
C19	573.68'	109.55'
C20	573.68'	109.55'
C21	573.68'	109.55'
C22	573.68'	109.55'
C23	573.68'	109.55'
C24	573.68'	109.55'
C25	573.68'	109.55'
C26	573.68'	109.55'
C27	573.68'	109.55'
C28	573.68'	109.55'
C29	573.68'	109.55'
C30	573.68'	109.55'
C31	573.68'	109.55'
C32	573.68'	109.55'
C33	573.68'	109.55'
C34	573.68'	109.55'
C35	573.68'	109.55'
C36	573.68'	109.55'
C37	573.68'	109.55'
C38	573.68'	109.55'
C39	573.68'	109.55'
C40	573.68'	109.55'
C41	573.68'	109.55'
C42	573.68'	109.55'
C43	573.68'	109.55'
C44	573.68'	109.55'
C45	573.68'	109.55'
C46	573.68'	109.55'
C47	573.68'	109.55'
C48	573.68'	109.55'
C49	573.68'	109.55'
C50	573.68'	109.55'
C51	573.68'	109.55'
C52	573.68'	109.55'
C53	573.68'	109.55'
C54	573.68'	109.55'
C55	573.68'	109.55'
C56	573.68'	109.55'
C57	573.68'	109.55'
C58	573.68'	109.55'
C59	573.68'	109.55'
C60	573.68'	109.55'
C61	573.68'	109.55'
C62	573.68'	109.55'
C63	573.68'	109.55'
C64	573.68'	109.55'
C65	573.68'	109.55'
C66	573.68'	109.55'
C67	573.68'	109.55'
C68	573.68'	109.55'
C69	573.68'	109.55'
C70	573.68'	109.55'
C71	573.68'	109.55'
C72	573.68'	109.55'
C73	573.68'	109.55'
C74	573.68'	109.55'
C75	573.68'	109.55'
C76	573.68'	109.55'
C77	573.68'	109.55'
C78	573.68'	109.55'
C79	573.68'	109.55'
C80	573.68'	109.55'
C81	573.68'	109.55'
C82	573.68'	109.55'
C83	573.68'	109.55'
C84	573.68'	109.55'
C85	573.68'	109.55'
C86	573.68'	109.55'
C87	573.68'	109.55'
C88	573.68'	109.55'
C89	573.68'	109.55'
C90	573.68'	109.55'
C91	573.68'	109.55'
C92	573.68'	109.55'
C93	573.68'	109.55'
C94	573.68'	109.55'
C95	573.68'	109.55'
C96	573.68'	109.55'
C97	573.68'	109.55'
C98	573.68'	109.55'
C99	573.68'	109.55'
C100	573.68'	109.55'

891 Meadow Crest Drive, Tryon

Approximate Total Finished/Heated Living Area:
1627 Square Feet



Prepared by Judy Brouillette-O'Neil: ProPlans of the Carolinas, LLC
for Walker, Wallace and Emerson Realty

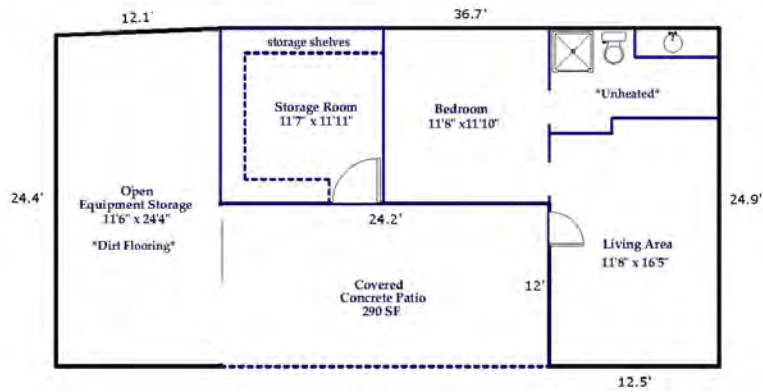
All dimensions are rounded to the nearest .01 and are deemed reliable, but not guaranteed.
Square Footage Calculations determined following ANSI Standards and NCREC House Measuring Square Footage Guidelines.

Scale: 1" = 10'



OUT BUILDINGS

*Building Being Sold "As Is"



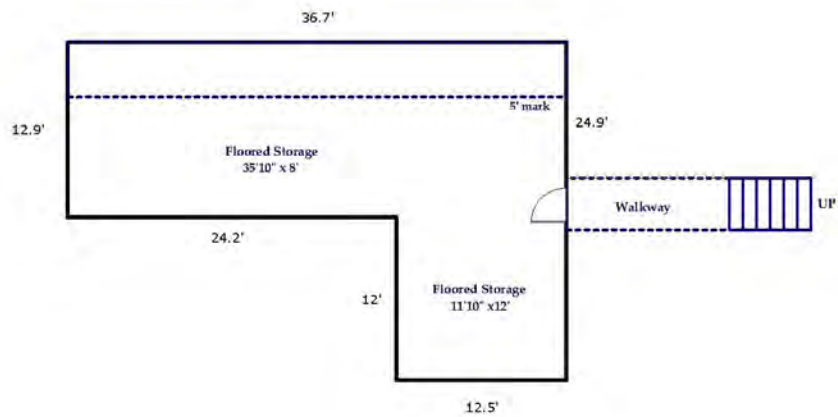
BARN / GUEST QUARTERS

922 Square Feet

Finished Area: 470 Square Feet
Heated by Ductless Mini-Split System

Non-Contiguous Storage Room: 154 Square Feet

Open Storage Area: 298 Square Feet



UPPER LEVEL

476 Square Feet

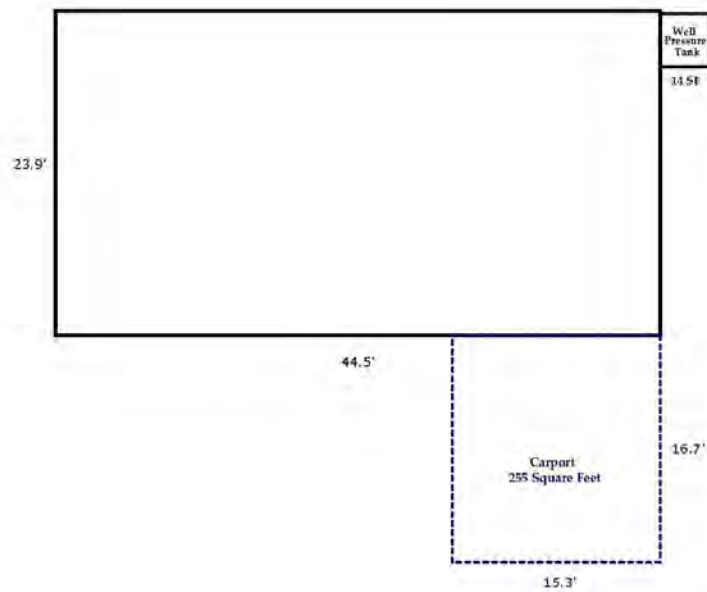
Non-Contiguous Unfinished Area

Scale: 1" = 10'



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WORKSHOP
1064 Square Feet

*Building Being Sold "As Is"

Scale: 1" = 10'



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& EMERSON
REALTY





Mickey Hambright

828-817-1796 *cell*

864-457-2448 ext 121 *office*

gmhambright@gmail.com

wwerealty.com

Walker, Wallace & Emerson Realty
400 East Rutherford Street Suite 100 | Landrum, SC 29356

