



**Wes Hight**  
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## 99999 Badger Trail, Weaverville, North Carolina 28787

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List \$: **\$209,000**

MLS#: **4195346** Category: **Lots/Acres/Farms** County: **Buncombe**  
 Status: **ACT** Parcel ID: **9746-80-7258-00000** Acres: **4.19**  
 Legal Desc: **DEED DATE:11/07/2016 DEED:5488-0209 LOT:1 PLAT:0164-0048** Zoning: **OU**  
 City Tax Pd To: **No City Taxes Paid** Tax Val: **\$83,600** Deed Ref: **5488-0209**  
 Lot Dim: Elevation: **2000-2500 ft.**  
 Complex Name: OSN: **Canopy MLS**



#### General Information

Type: **Acceage**  
 Can Divide?:  
 \$/Acre: **\$49,880.67**  
 Levels:

#### Land Information

Apprx Acres: **4.19**  
 Acres Cleard:  
 Acres Wood:  
 Min SF to Bld: **0**  
 Prop Found:  
 Rd Frontage:  
 Lot Desc: **Cleared, Hilly, Level, Private, Rolling Slope, Trees, Wooded**  
 Restrictions: **Manufactured Home Not Allowed**

#### School Information

Elem: **North Buncombe/N. Windy Ric**  
 Middle: **Unspecified**  
 High: **North Buncombe**

#### Utility/Plan Information

Sewer: **Septic Needed**  
 Water: **Well Needed**  
 Dwellings: **No**  
 Beds Septic:

#### Additional Information

Prop Finance: **Cash, Conventional**  
 Ownership: **Seller owned for at least one year**  
 Spcl Cond: **None**  
 Rd Respons: **Privately Maintained Road**

Lease Considered: **No**

#### Features

Lot Description: **Cleared, Hilly, Level, Private, Rolling Slope, Trees, Wooded**  
 Fixtures Exclsn: **No**  
 Road Surface: **Gravel**  
 Suitable Use: **Residential**

Basement Dtls:  
 Patio/Porch:  
 Fire Sprinkler:

#### Association Information

Subject to HOA: **None** Subj to CCRs: **Yes** HOA Subj Dues:

#### Public Remarks

Welcome to 99999 Badger Trail in Weaverville! This stunning +/- 4.19 acre lot offers privacy, prime location, and easy access to I-26, located approximately 20 minutes to Asheville and 10 minutes to Weaverville and Mars Hill. With a new gravel driveway in place, the gentle and flat build site is ready for your vision. You will love the sunsets and natural light on this Southwest facing property. A 2022 survey and a 5-bedroom septic permit are on file, saving you time, money and hassle. Light restrictions mean you can build a single family residence and accessory dwelling unit with no square footage minimums, suitable for short-term rentals! A cute storage shed provides extra space for your tools and gear. Don't miss this ideal blend of accessibility, flexibility, and charm! Reach out to the listing agent for a private tour or to learn more about this incredible opportunity to own a piece of paradise in the mountains of Western North Carolina!

#### Agent Remarks

Please schedule all showings through Showing Time and access via Badger Trail. For more info please visit : [buncombecountyland.com/99999-badger-trail-weaverville-north-carolina-28787/](https://buncombecountyland.com/99999-badger-trail-weaverville-north-carolina-28787/)  
 Potential for new buyer to purchase an easement for access from Morello Lane for an additional access to the property.

#### Showing Instructions, Considerations, and Directions

Take I-26 to exit 13 and turn left. Turn Right on Mareldo and Left on Badger Trail. Property will be on left.

#### Company Comments

Welcome to 99999 Badger Trail in Weaverville! This stunning +/- 4.19 acre lot offers privacy, prime location, and easy access to I-26, located approximately 20 minutes to Asheville and 10 minutes to Weaverville and Mars Hill. With a new gravel driveway in place, the gentle and flat build site is ready for your vision. You will love the sunsets and natural light on this Southwest facing property. A 2022 survey and a 5-bedroom septic permit are on file, saving you time, money and hassle. Light restrictions mean you can build a single family residence and accessory dwelling unit with no square footage minimums, suitable for short-term rentals! A cute storage shed provides extra space for your tools and gear. Don't miss this ideal blend of accessibility, flexibility, and charm! Reach out to the listing agent for a private tour or to learn more about this incredible opportunity to own a piece of paradise in the mountains of Western North Carolina!

#### List Agent/Office Information

|                                                                   |                                                |                              |
|-------------------------------------------------------------------|------------------------------------------------|------------------------------|
| DOM: <b>6</b>                                                     | CDOM: <b>6</b>                                 | Expire Dt: <b>10/31/2026</b> |
| Mkt Dt: <b>10/30/2024</b>                                         | DDP-End Dt:                                    |                              |
| Agent/Own: <b>No</b>                                              | List Agreement: <b>Exclusive Right To Sell</b> |                              |
| For Appt Call: <b>800-746-9464</b>                                | Agent Phone: <b>828-708-7275</b>               |                              |
| List Agent: <b>Wyatt Listrom (r14839)</b>                         |                                                |                              |
| List Team: <b>Team Billy Taylor (77492)</b>                       |                                                |                              |
| List Office: <b>Allen Tate/Beverly-Hanks Fletcher (R03582)</b>    | Office Phone: <b>828-484-3130</b>              |                              |
| Co-List Agent: <b>Wes Hight (hight)</b>                           | CoAgt Phone: <b>828-222-0206</b>               |                              |
| Co-List Team: <b>Team Billy Taylor (77492)</b>                    |                                                |                              |
| Co-List Office: <b>Allen Tate/Beverly-Hanks Fletcher (R03582)</b> | CoOff Phone: <b>828-484-3130</b>               |                              |
| Seller Name: <b>Hedrick/Case</b>                                  |                                                |                              |
| Web URL:                                                          | Full Service: <b>Full Service</b>              |                              |

MLS#: **4195346**

**99999 Badger Trail, Weaverville, NC 28787**

Price: **\$209,000**







## Listing History from MLS

MLS #: [4195346](#)  
**Active**



[99999 Badger Trl Weaverville, NC 28787](#)

Category: **LAND**  
Type: **Acreage**

| DOM | Price     | Mls Change Type | Effective  | Chg Info | Agt ID | Ofc ID |
|-----|-----------|-----------------|------------|----------|--------|--------|
|     | \$209,000 | New Listing     | 10/30/2024 | ->ACT    | r14839 | R03582 |

MLS #: [3901792](#)  
**Closed**



[99999 Badger Trl Weaverville, NC 28787](#)

Category: **LAND**  
Type: **Lot**

| DOM | Price     | Mls Change Type | Effective  | Chg Info   | Agt ID | Ofc ID   |
|-----|-----------|-----------------|------------|------------|--------|----------|
| 137 | \$130,000 | Closed          | 04/20/2023 | UCS->CLOSD | samack | NCM13840 |
| 138 | \$140,000 | UC - Show       | 02/16/2023 | ACT->UCS   | samack | NCM13840 |
|     | \$140,000 | New Listing     | 10/02/2022 | ->ACT      | samack | NCM13840 |

### Search Criteria

This search was narrowed to a specific set of properties.  
Category is 'Lots/Acres/Farms'  
Selected 1 of 1 result.