

## Cross Property Agent Full w/photos

**617 US 221 Highway, Rutherfordton, NC 28139-9291**

CMLS#: <b>3509318</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>426993</b>	List Price: <b>\$82,000</b>
Status: <b>Active</b>	City Taxes Paid To: <b>Forest City</b>	County: <b>Rutherford</b>	
Subdivision:	Tax Value: <b>\$48,100</b>	Plat Book/Slide:	
Zoning: <b>MIX</b>	Deed Reference: <b>981/849</b>	Block/Section:	
Legal Desc: <b>HWY 221A</b>			
Elevation: <b>1000-1500 ft. Elev.</b>			



General Information

Type: **Commercial**  
 Can be Divided?:  
 \$/Acres: **\$122,388.06**

Land Information

Approx Acres: **0.67**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim:  
 Min Sqft To Build: **0**  
 Prop Foundation:  
 Lot Desc:

School Information

Elem: **Unspecified**  
 Middle: **Unspecified**  
 High: **Unspecified**

Utility/Plan Information

Sewer: **City Sewer, Public Sewer**  
 Water: **City Water, Public Water**  
 Outbuildings: **No**  
 Dwellings: **No**  
 Bedrooms Septic:

Additional Information

Prop Fin: **Cash**  
 Transaction Type: **For Sale**  
 Ownership: **Seller owned for at least one year**  
 Special Conditions: **None**  
 Road Responsibility: **Publicly Maintained Road**

**Block, Brick, Concrete, Crawl Space, Slab, Other - See Media/Remarks**  
**Corner Lot, Level, Paved Frontage, Trees, Other - See Media/Remarks**

Features

Green Cert: <b>None</b>	HERS:		
Fixtures Exceptions: <b>No</b>			
Comm Features: <b>Street Lights, Other</b>			
Exterior Feat: <b>Fenced Yard</b>			
Access: <b>City Street, County Road, Paved Road, State Road, Other</b>	Street:		
Improvements: <b>Chain Link Fence, Other</b>			
Suitable Use: <b>Commercial, Farmland, Gardening, Industry, Multi-Family, Private Estate, Residential, Vegetable/Truck Farm, Other - See Media/Remarks</b>			

Association Information

Subject To HOA: **None**      Subj to CCRs: **Undiscovered**      HOA Subj Dues:

Public Remarks: **Fabulous Corner Lot on Highway 221-A in Forest City! Lot is rectangular and has incredible access and visibility! Located at the corner of McGinnis Rd. and US 221-A, this lot would make a great location for a business, a home, a multi family unit, or a "live/ work" establishment!! With 22,000 cars passing per day, AND all public utilities available, this lot is ready for you or your business!! Many local businesses in the area, such as Dollar General, Subway, gas stations, etc. Remains from an old home are still on the property - Sold As- Is. A chain link fenced area is also on the property. Call with questions - or interest!**

Agent Remarks: **Go - & - Show!!**  
 Instructions: **Call Listing Agent, Call Listing Office**  
 Directions: **From HWY 74, take ALT 221 away from Forest City/ towards Chesnee, lot will be on the left after you pass Dollar General, across from Tates Store.**

Listing/Agent/Office Information

DOM: <b>1,144</b>	CDOM: <b>1,144</b>	TOM Dt:	Expiry Dt: <b>08/01/22</b>
Mkt Dt: <b>05/20/19</b>	UC Dt:	DDP-End Date:	With Dt:
Agent/Own: <b>No</b>			
For Appointment Call: <b>864-436-1768</b>		List Type: <b>Exclusive Right</b>	
List Agent: <b>Jeremy Wood (jwood)</b>		Agent Phone: <b>864-436-1768</b>	
Office: <b>SC NC Realty (NCM81480)</b>		Office Ph: <b>864-436-1768</b>	
Buyer Agency: <b>5%</b>	Sub Agency: <b>5%</b>	Transaction Broker:	Bonus:
Named Prosp: <b>No</b>	Dual/Var: <b>No</b>	Seller Name: <b>Hollifield</b>	
Web Url:		Full Service: <b>Yes</b>	





Prepared By: Jeremy Wood

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