

COLDWELL BANKER ADVANTAGE

EXCLUSIVE LISTING

Cub Creek Preserve

A Private Ridge-Top Estate of Scale, Views, and Vision

95 Acres of Views, Versatility, and Opportunity

Ronald Piccari · Broker Associate

828-606-7441 · www.lakeshillsandhorses.com

177 N. Trade St., Tryon, NC 28782



PROPERTY OVERVIEW

An expansive, private estate with immediate function

Cub Creek Preserve encompasses approximately 95 acres highlighted by panoramic views from a high ridge — a setting that feels both expansive and private. The land blends grass-fenced pastures, equestrian and livestock infrastructure, and substantial residential accommodations, making it exceptionally well suited for personal enjoyment, hospitality, retreat programming, or mission-driven ownership.

±95

ACRES

8

GUEST BEDROOMS

10

BATHROOMS



Panoramic ridge-top views with privacy at scale



Elevated outlook

Panoramic views from a high ridge define the setting.

True privacy

Acreage and topography create separation and seclusion.

Open pastures

Grass-fenced fields offer usable, productive land.

Sense of scale

±95 acres provide room to grow, host, and explore.

Ready-made infrastructure for horses, livestock & programming



Grass-fenced pastures

Established, fenced fields ready for grazing and rotation.

Horse barn

Dedicated equestrian structure for stabling and care.

Livestock shelters

Supporting shelters for diverse agricultural use.

Cross-country agility course

Built for training, recreation, or event programming.

RESIDENTIAL ACCOMMODATIONS

Substantial space built for group lodging

Extensive residential accommodations anchor the property — 8 guest bedrooms and 10 bathrooms provide the capacity to host groups, families, and program participants comfortably under one roof.

8
GUEST BEDROOMS

10
BATHROOMS



Exercise facility



One of 10 water closets

Built-in spaces for meetings, movement & retreat

Multiple meeting rooms

Flexible spaces for sessions, classes, and gatherings.

Exercise gym

On-site fitness space supporting wellness programming.

Retreat & hospitality potential

Infrastructure ready for lodging, events, and group stays.



Places to gather and rest

Infrastructure already in place for immediate use

Fire Suppression System

Built-in safety infrastructure protecting structures and guests.

Full-House Standby Generator

Whole-property backup power for uninterrupted operation.

Multiple Wells

Independent water sources supporting residence and land.

Immediate Functionality

Move-in ready for gatherings, lodging, and agricultural use.

One property, many possibilities

Adult or teen summer camp

Meditation & wellness retreat

Agility or performance training camp

Equestrian-focused venue

Group lodging destination

Private family compound

Potential uses subject to buyer verification and local approvals.

THE OPPORTUNITY

A rare fit for visionary ownership

Legacy holding

A multi-generational landholding with long-term upside.

Mission-driven owner

Space and systems to support purpose and programming.

Retreat operator

Lodging, gathering, and wellness infrastructure in place.

Equestrian buyer

Pastures, barn, and agility course ready for horses.

Family compound

Room to host gatherings, events, and extended family.



Unlimited potential

Family compound potential

ARRANGE A PRIVATE SHOWING

Experience Cub Creek Preserve in person

Cub Creek Preserve is a rare property with the scale and infrastructure to support a private retreat, camp concept, wellness destination, training facility, or legacy family holding. We invite serious buyers to schedule a private showing.

Ronald Piccari

Broker Associate · Coldwell Banker Advantage

Phone 828-606-7441

Web www.lakeshillsandhorses.com

Office 177 N. Trade St., Tryon, NC 28782



Scan for property details /
agent website

www.lakeshillsandhorses.com

Cub Creek Preserve

Copy

Type: CONSOLIDATED REAL PROPERTY
Recorded: 7/26/2018 3:44:26 PM
Fee Amt: \$2,576.00 Page 1 of 4
Revenue Tax: \$2,550.00
Rutherford County, NC
Rachel Thomas Register of Deeds

BK 2013 PG 851 - 854

NORTH CAROLINA GENERAL WARRANTY DEED

Revenue Stamp: \$2,550.00
Property Situs: 517 Cub Creek Road
PIN: 1637708, 1620583, 1630996

Return to: Patla, Straus, Robinson & Moore, P.A.
P.O. Box 7625, Asheville, NC 28802

This instrument is prepared by Mark C. Martin, a licensed North Carolina attorney. Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. The Preparer is informed that the property conveyed does include the primary residence of Grantor.

This North Carolina General Warranty Deed is made as of this 19th day of July, 2018, by and between Daniel F. Biddell and wife, Christine E. Biddell, Grantor, whose address is P.O. Box 5, Polkville, NC 28136; and Red Oak Adolescent Recovery LLC, a Delaware limited liability company, Grantee. Grantee's address is 2101 Magnolia Avenue South, Birmingham, AL 35205. The designation "Grantor" and "Grantee" as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for valuable consideration received from Grantee, conveys to Grantee, in fee simple (unless otherwise stated below), the property described as follows (intending to and including all appurtenances thereto):

See "Exhibit A" attached hereto and incorporated herein by reference.

And the Grantor covenants with the Grantee, that Grantor is seized of the property in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, other than as stated herein, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the following: Easements and rights of way of record, restrictive covenants of record, the use provisions of any governmental ordinance affecting the above and ad valorem taxes for 2018 and subsequent years.

[Remainder of Page Left Blank Intentionally. Signatures and acknowledgment Follow on Separate Page.]

Copy

IN WITNESS WHEREOF, as of the above date, Grantor has hereunto set their hands and seals, the day and year first above written.

Daniel F. Biddell

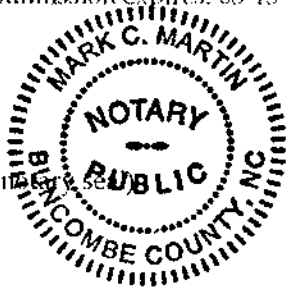
Christine F. Biddell

STATE OF NORTH CAROLINA - COUNTY OF BUNCOMBE

I, a Notary Public of said State and County, certify that, Daniel F. Biddell and wife, Christine F. Biddell, Grantor, personally known to me, or having presented valid proof of identification, personally appeared before me this 19th day of July, 2018, and acknowledged the voluntary execution of the foregoing instrument for the purposes expressed therein.

My commission expires: 03-13-2019

Notary Public
Print Name: Mark C. Martin



(affix in this space)

[Remainder of Page left Blank Intentionally.]

Copy

Exhibit A

TRACT ONE: Being approximately 47.13 acres, a portion of the Dr. H.R. and Margaret L. Sherrill Estate, tax map reference: 179-1-7, being designated as Tract One on a survey by F.R. Ledford and Associates, dated January 1, 1991; property is bounded on the north by Duncan Creek, on the south by North Carolina State Road 1742, and on the west and north by property to be conveyed to the grantees by Suzanne and George Sowersby and described by metes and bounds as follows: BEGINNING at iron set in the centerline of State Road 1742, being the southeast corner on a 47.13 acre tract deeded to the grantees by Suzanne and George Sowersby and designated as Tract Two on the survey by F.R. Ledford and Associates, thence a new line being the boundary between Tract One and Tract Two, North 36 degrees 54 minutes 49 seconds East 216.32 feet to an iron set; thence North 49 degrees 49 minutes 12 degrees East 2,393.64 feet to an unmarked point in Duncan Creek; thence with Duncan Creek South 89 degrees 28 minutes 06 seconds East 118.50 feet to an unmarked point; thence the line runs South 03 degrees 12 minutes 29 seconds East 30 feet to an existing iron; thence on the same call a distance of 1,002.34 feet to an existing iron set; thence South 74 degrees 57 minutes 29 seconds East 181.50 feet to an existing iron; thence South 16 degrees 22 minutes 51 seconds West 238.13 feet to an iron set; thence continuing on the same call a distance of 30 feet to an unmarked point in Cub Creek; thence with Cub Creek the following seven (7) calls: North 68 degrees 30 minutes 24 seconds West 191.76 feet; thence South 74 degrees 16 minutes 10 seconds West 63.72 feet; thence South 70 degrees 46 minutes 13 seconds West 76.11 feet; thence South 88 degrees 05 minutes 23 seconds West 154.96 feet; thence South 78 degrees 17 minutes 05 seconds West 63.65 feet; thence South 58 degrees 44 minutes 22 seconds west 208.89 feet; thence with the creek as it meanders in a southwesterly and then a mostly southern direction being the common boundary between the grantees property and property now or formerly owned by Scott R. Fair and Dorothy J. Houlditch to an unmarked point, the point being South 74 degrees 13 minutes 30 seconds West 284.94 feet from a stone in the old line of the Fair/Houlditch property, from the unmarked point the line runs South 54 degrees 01 minutes 11 seconds West 54.10 feet to an unmarked point; thence North 73 degrees 11 minutes 32 seconds West 185.47 feet to an unmarked point; thence North 72 degrees 45 minutes 51 seconds West 46.54 feet to an unmarked; thence North 51 degrees 01 minutes 19 seconds West 85.73 feet to a white oak; thence from the white oak the line runs South 75 degrees 52 minutes 59 seconds West 151.79 feet to an existing iron in the centerline of State Road 1742; thence with the centerline of State Road 1742 the line runs the following seven (7) calls: North 41 degrees 45 minutes 59 seconds West 54.28 feet; thence North 42 degrees 29 minutes 18 seconds West 126.28 feet; thence North 45 degrees 55 minutes 58 seconds West 56.35 feet; thence North 53 degrees 22 minutes 49 seconds West 64.73 feet; thence North 62 degrees 02 minutes 41 seconds West 38.59 feet; thence North 68 degrees 53 minutes 27 seconds West 75.63 feet; thence North 76 degrees 06 minutes 15 seconds West 73.65 feet to an iron set, the place of BEGINNING, containing approximately 47.13 acres according to a survey by F.R. Ledford and Associates, dated January 1991.

Deed reference: See Deed recorded in Book 216 Page 383 of the Rutherford County Registry.

THERE IS EXCEPTED HEREFROM that 1.83 acre tract of land conveyed to Jeffery A. Tallent and wife, Paula H. Tallent as described in deed recorded in Deed Book 793 Page 279, Rutherford County Registry.

TRACT TWO: Being a 47.13 acre tract designated as Tract Two survey by F.R. Ledford and Associates, dated January 1991 and being a portion of the Dr. H.R. and Margaret L. Sherill Estate, tax map reference: 179-1-7; bounded on the North by Duncan Creek, on the East by Tract One, on the South by State Road 1742 and on the West by Tract Three and described by metes and bounds as follows: BEGINNING at an iron pin set in the centerline of State Road 1742 the line runs with the common boundary of Tract 111, North 26 degrees 51 minutes 00 seconds East 229.25 feet to an iron pin set; thence North 23, degrees 35 minutes 16 seconds East 1,985.72 feet to an iron pin set; thence continuing on the same call a distance of 40 feet to an unmarked point in the center of Duncan Creek; thence with Duncan Creek as it meanders the following twelve (12) calls: South 86 degrees 11 minutes 03 seconds East 134.68 feet; thence South 56 degrees 31 minutes 29 seconds East 100.67 feet; thence North 82 degrees 47 minutes 41 seconds East 204.54 feet; thence South 65 degrees 20 minutes 10 seconds East 90.60 feet; thence South 42 degrees 43 minutes 34 seconds East 175.01 feet; thence South 60 degrees 09 minutes 57 seconds East 162.01 feet; thence South 64 degrees 24 minutes 02 seconds East 80.16 feet; thence South 63 degrees 16 minutes 49 seconds East 227.88 feet; thence North 87 degrees 13 minutes 07 seconds East 98.65 feet; thence South 73 degrees 05 minutes 56 seconds East 138.95 feet; thence North 15 degrees 14 minutes 58 seconds East 78.47 feet; thence South 89 degrees 28 minutes 06 seconds East 237.00 feet to an unmarked point; thence South 49 degrees 9 minutes 12 seconds West 40 feet to an iron set; thence continuing on the same call 2,353.64 feet to an iron pin set; thence South 36 degrees 54 minutes 49 seconds West 216.32 feet to an unmarked point in the centerline of State Road 1742; thence with the centerline of State Road 1742 the following seven (7) calls: North 76 degrees 06 minutes 15 seconds West 2.62 feet;

Copy

thence North 73 degrees 18 minutes 31 seconds West 112.88 feet thence; North 80 degrees 58 minutes 27 seconds West 94.32 feet; thence North 88 degrees 37 minutes 59 seconds West 91.08 feet; thence South 88 degrees 09 minutes 27 seconds West 87.96 feet; thence South 86 degrees 42 minutes 24 seconds West 94.96 feet; thence South 85 degrees 38 minutes 20 seconds West 5.68 feet to an iron pin set, the place of BEGINNING, containing approximately 47.13 acres according to a survey by F.R. Ledford and Associates, dated January 1991.

Deed Reference: See Deed recorded in Book 216 Page 383 of the Rutherford County Registry.

TRACT THREE: Being the same property as described in deed from Jimmy W. Gettys and wife Nancy Gettys to David S. McDaniel and wife, Leslie A. McDaniel dated August 15, 2000 and recorded in Deed Book 759 on Page 515, Rutherford County Registry, the property hereby conveyed being described according to said deed as follows:

Situate, lying and being in Duncans Creek Township, Rutherford County, North Carolina, on the northeast side of Cub Creek Road, State Road 1742, and being a portion of that tract of land described in Deed Book 143 at Page 554, in the Office of the Register of Deeds for Rutherford County, Will Book P at Page 331 in the Office of the Clerk of Rutherford County, and shown on Tax Map 179 Block 1 a portion of Parcel 9, in the Office of the Tax Supervisor and being described herein according to survey and plat by Alan D. Hill Registered Land Surveyor on the 9th day of August, 2000, and shown in Plat Book 24 at Page 71, Rutherford County Registry follows:

BEGINNING on a PK nail located at the point where the centerline of Cub Creek intersect the centerline of State Road 1742; runs thence with the line of Cub Creek Road North 36 degrees 27 minutes 06 seconds West 185.47 feet; North 37 degrees 6 minutes 42 seconds West 143.90 feet; North 41 degrees 12 minutes 12 seconds West 157.97 feet and North 47 degrees 51 minutes 50 seconds West 181.48 feet to an iron pin, corner of McDaniel as described in Deed Book 692 at Page 52, Rutherford County Registry; runs thence with the line of McDaniel North 69 degrees 58 minutes 15 seconds East 151.79 feet to a marked dead oak; South 56 degrees 56 minutes 03 seconds East 87.69 feet; South 78 degrees 40 minutes 35 seconds East 41.11 feet; South 79 degrees 06 minutes 16 seconds East 188.47 feet and North 48 degree 06 seconds 27 seconds East 54.10 feet to a point in the centerline of Cub Creek, the northwest corner of Jeffery A. Tallent as described in Deed Book 701 at Page 633; runs thence with the line of Tallent South 06 degrees 41 minutes 14 seconds East 330.00 feet to the southwest corner of Tallent; runs thence North 88 degrees 18 minutes 46 seconds West 39.09 feet to a point in the centerline of Cub Creek; thence with the centerline Cub Creek as follows: South 07 degrees 41 minutes 08 seconds East 19.78 feet; South 57 degrees 58 minutes 13 seconds West 55.13 feet; South 21 degrees 20 minutes 59 seconds West 66.17 feet; and South 40 degrees 41 minutes 38 seconds West 83.45 feet to the point and place of BEGINNING, containing 3.07 acres according to said survey.

The Grantor further conveys the following property without warranties of title as one recombined tract pursuant to the following description:

BEING all of that 95.07 Acres tract as shown on survey entitled "Boundary Survey for Red Oak Adolescent Recovery LLC" by John W. Terry, II, PLS # 4299, for Tripod Land Surveying, P.A., dated Dec. 2004 and 6/28-7/03/2018, and recorded in Plat Book 39 at Page 152 of the Office of the Register of Deeds for Rutherford County, NC, reference to said plat being made for a more particular description of said 95.07 Acres tract.

The Grantee herein requests the recombination of Tax Parcels 1620583 and 1637708 and 1630996 into one tax parcel.

Download Links (<https://gis.rutherfordcountync.gov/maps/downloads.html>) | County Home Page (<https://www.rutherfordcountync.gov>) | GIS Home (https://www.rutherfordcountync.gov/departments/planning/e911_addressing.php) | Tax Records (<https://lrcpwa.ncptscloud.com/Rutherford/>) | Find & P



Search Results Layers

Results List

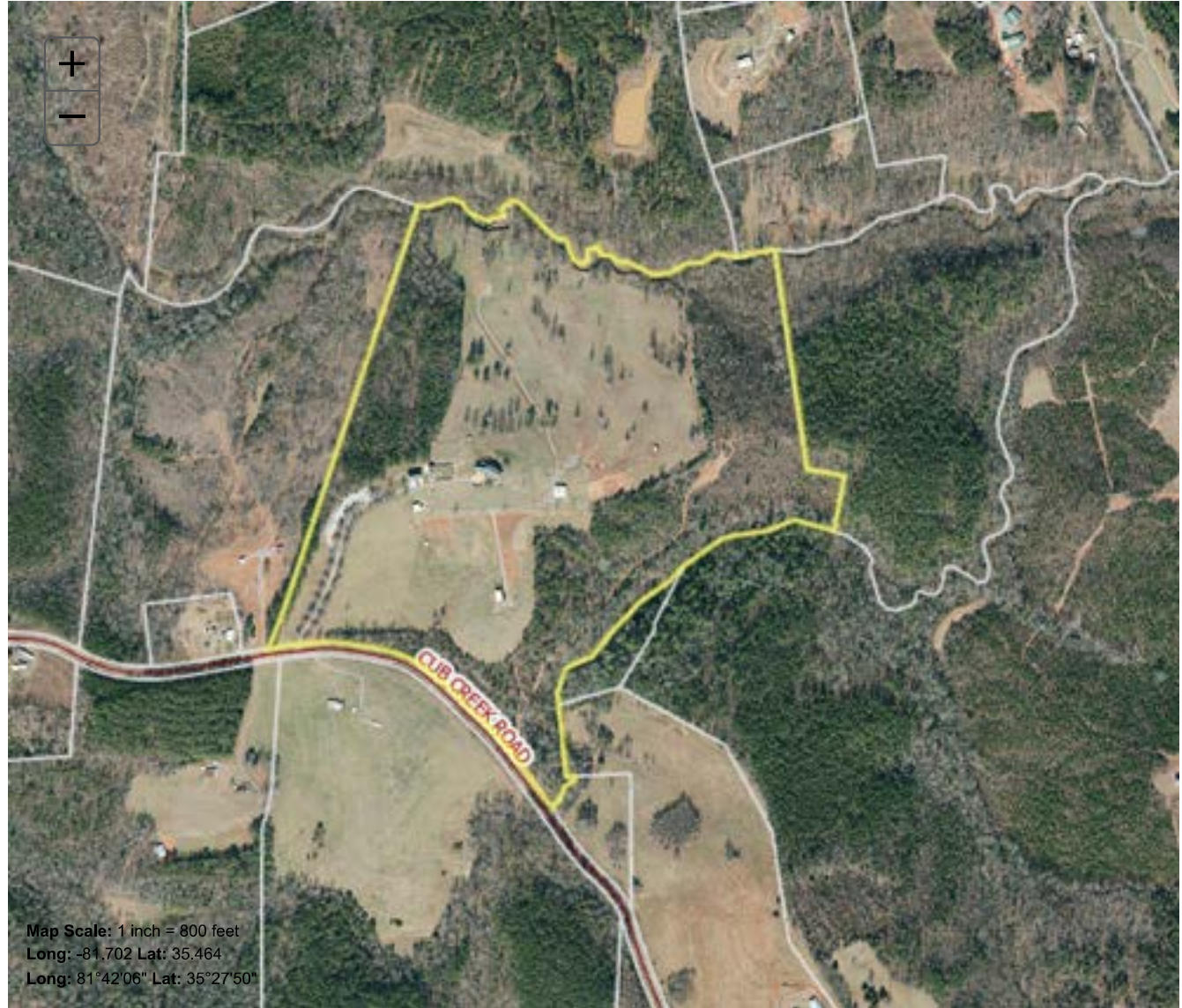
Details

Parcels

- Property Record Card (<https://lrcpwa.ncptscloud.com/rutherford/parcel-detail?YearFor=2010&REID=1652726>)
- Zoom To Parcel In New Tab (<https://gis.rutherfordcountync.gov/maps/default.htm?pin=1652726>)
- Mailable Link (mailto:?Subject=Rutherford county GIS Link&body= Link to Property Information <https://gis.rutherfordcountync.gov/maps/default.htm?pin=1652726>)
- Google Maps

Parcel Number:	1652726 (https://lrcpwa.ncptscloud.com/rutherford/parcel-d)
PIN:	1693542455
Property Address:	517 CUB CREEK RD
Acreage:	95.07
MBL:	179 1 7
Fire District:	F07 CHERRY MTN
Owner:	RED OAK ADOLESCENT RECOVERY LLC 2101 MAGNOLIA AVE SOUTH SUITE 518

Buffer



--> -->

- Legend**
- DB - Deed Book
 - EIP - Existing Iron Pipe
 - EIR - Existing Iron Rod/Rebar
 - IPS - Iron Pipe Set
 - IRS - Iron Rod Set
 - PB - Plat Book
 - RW - Right of Way
 - SR - State Road
 - TL - Total Length
 - ⊕ - Utility Pole
 - - Unmarked Point

- Notes:**
- 1 - Area by coordinate geometry.
 - 2 - Survey does not certify title or ownership
 - 3 - This plat was prepared without the benefit of a title search which may reveal additional conveyances, easements, rights-of-way, building restrictions, zoning, etc.
 - 4 - All property ownership information has been taken from current tax records.
 - 5 - Property is subject to easements, etc. of record
 - 6 - Underground utilities have not been located.
 - 7 - Portions of this property, north of noted line, are in a special flood hazard area Zone AE per NCFIRM 3710169300K, Dated 7/2/2008.
 - 8 - Not all fencing and improvements are shown.

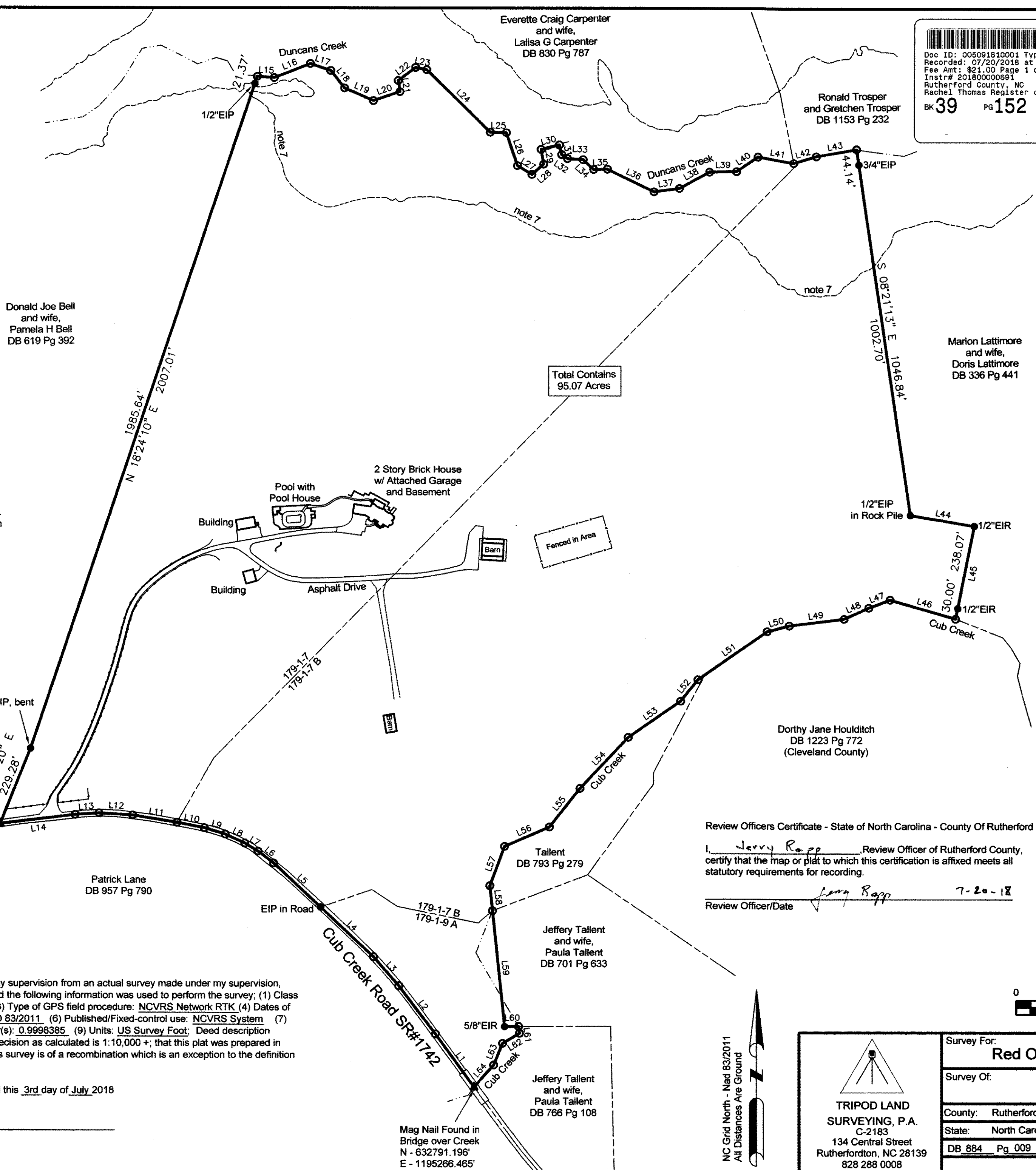


"I, John W Terry II, certify that this map was drawn under my supervision from an actual survey made under my supervision, using GPS and conventional ground surveying methods and the following information was used to perform the survey: (1) Class of survey: AA (2) Positional accuracy: 0.015 M (0.05') (3) Type of GPS field procedure: NCVRS Network RTK (4) Dates of survey: Dec/2004 & 6/28-7/3/2018 (5) Datum/Epoch: NAD 83/2011 (6) Published/Fixed-control use: NCVRS System (7) Geoid model: Geoid12A(ConUS) (8) Combined grid factor(s): 0.9998385 (9) Units: US Survey Foot; Deed description recorded in Deed Book 884 Page 009; that the ratio of precision as calculated is 1:10,000 +; that this plat was prepared in accordance with N.C.G.S. 47-30 as amended, AND that this survey is of a recombination which is an exception to the definition of a subdivision. (D)

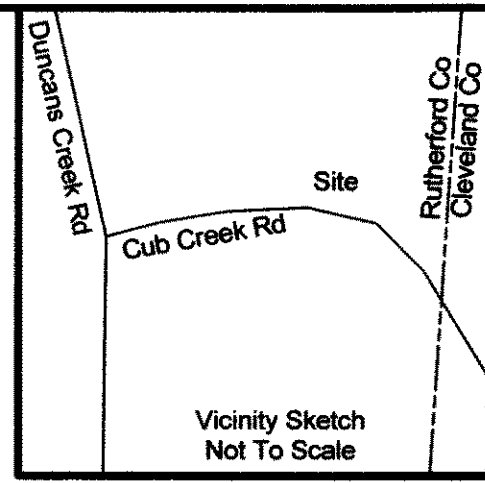
Witness my original signature, registration number and seal this 3rd day of July 2018

John W. Terry II - PLS# 4299

Revised 7/7/2018 - Road name added



Doc ID: 005091810001 Type: CRP
 Recorded: 07/20/2018 at 03:25:50 PM
 Fee Amt: \$21.00 Page 1 of 1
 Instr# 20180000691
 Rutherford County, NC
 Rachel Thomas Register of Deeds
BK 39 PG 152



LINE	BEARING	DISTANCE
L1	N 35°44'51" W	185.46
L2	N 37°03'16" W	170.82
L3	N 40°53'47" W	108.26
L4	N 46°33'22" W	204.19
L5	N 46°36'32" W	180.98
L6	N 52°11'58" W	55.27
L7	N 58°23'03" W	43.29
L8	N 65°14'39" W	60.33
L9	N 73°03'49" W	61.25
L10	N 78°43'00" W	78.41
L11	N 80°36'57" W	125.98
L12	N 86°29'42" W	94.34
L13	S 86°15'51" W	67.16
L14	S 83°00'13" W	211.93
L15	S 85°08'51" E	46.99
L16	N 68°14'34" E	108.34
L17	S 71°19'49" E	60.55
L18	S 38°15'47" E	62.82
L19	S 66°18'00" E	88.42
L20	N 71°07'11" E	78.37
L21	N 08°58'47" W	32.18
L22	N 52°58'13" E	60.95
L23	S 78°41'40" E	31.84
L24	S 45°24'37" E	251.25
L25	S 88°20'37" E	45.00
L26	S 18°24'35" E	98.26
L27	S 58°28'09" E	47.56
L28	N 48°27'44" E	43.86
L29	N 09°41'31" W	42.61
L30	N 76°19'13" E	52.67
L31	S 13°45'31" E	28.26
L32	S 55°20'58" E	19.90
L33	S 86°14'58" E	43.89
L34	S 46°28'17" E	40.61
L35	N 88°17'56" E	38.35
L36	S 63°55'00" E	145.63
L37	N 82°06'08" E	72.01
L38	N 60°59'35" E	96.19
L39	N 88°45'19" E	75.65
L40	N 55°25'41" E	72.81
L41	S 80°02'48" E	101.62
L42	N 73°01'28" E	66.02
L43	N 79°52'45" E	114.65
L44	S 80°17'59" E	181.85
L45	S 11°13'14" W	268.07
L46	N 73°44'28" W	191.42
L47	S 69°05'00" W	63.72
L48	S 65°35'03" W	78.11
L49	S 82°54'13" W	154.96
L50	S 74°32'38" W	64.13
L51	S 54°42'55" W	236.90
L52	S 38°35'09" W	77.83
L53	S 54°56'12" W	179.12
L54	S 42°56'23" W	197.84
L55	S 37°56'20" W	139.04
L56	S 66°20'35" W	137.14
L57	S 20°02'16" W	118.64
L58	S 05°57'29" E	71.22
L59	S 05°57'29" E	330.00
L60	N 89°05'23" E	39.08
L61	S 06°54'31" E	19.77
L62	S 58°44'50" W	55.11
L63	S 22°07'36" W	66.15
L64	S 41°28'15" W	83.42

Review Officers Certificate - State of North Carolina - County Of Rutherford

I, Jerry Rapp, Review Officer of Rutherford County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer/Date Jerry Rapp 7-20-18



NC Grid North - Nad 83/2011
All Distances Are Ground

 TRIPOD LAND SURVEYING, P.A. C-2183 134 Central Street Rutherfordton, NC 28139 828 288 0008		
Survey For: Red Oak Adolescent Recovery, LLC		
Survey Of: Re-combination of 95.07 Acres at 517 Cub Creek Road, Ellenboro		
County: Rutherford	Township: Duncans Ck	Scale: 1" = 200'
State: North Carolina		Date: Dec/2004 and 6/28-7/3/2018
DB 884 Pg 009	Tax Map#	Drawing# 1271
	179-1-7,7B & 9A	

Mag Nail Found in Bridge over Creek
N - 632791.196'
E - 1195266.465'



2025 Rutherford County Tax Notice

Visit the County's website at www.rutherfordcountync.gov

If you have sold the real property assessed to you please notify the new owner of any unpaid taxes. Delinquent taxes are advertised in accordance with NCGS 105-369.

The county collects taxes for the town of Forest City, Spindale, Chimney Rock Village, Lake Lure, Rutherfordton, Bostic, Ellenboro & Ruth.

For your convenience, partial payments will be accepted, but account must be paid in full by January 5, 2026.

Requests for receipts can be found at www.rutherfordcountync.gov/taxsearch, find bill and click on print receipt. If you would like to request a receipt by mail, please send self-addressed stamped envelope with your mailed payment.

Personal property values for aircrafts, boats, business equipment, farm equipment, manufactured homes, etc. must be appealed within 30 days of receiving this bill pursuant to NCGS 105-317.1

IMPORTANT*PLEASE READ FRONT AND BACK CAREFULLY**

ADDRESS SERVICE REQUESTED

RED OAK ADOLESCENT RECOVERY LLC

2101 MAGNOLIA AVE SOUTH
BIRMINGHAM, AL 35205



Scan this code with your mobile phone to view or pay this bill.

Credit Card Payments: Pay by credit card online at www.rutherfordcountync.gov. There is a convenience fee charged for this service by the provider based on the payment amount.

BILL NUMBER	PARCEL NUMBER	TAX YEAR / YEAR FOR	BILL DATE	ACRES/LOT
0140376832	1652726	2025/2025	9/1/2025	
SITUS/LOCATION		LEGAL DESCRIPTION		
517 CUB CREEK RD ELLENBORO NC 28040		PL39-152		
REAL VALUE	PERSONAL VALUE	EXCLUSION/EXEMPTION	DEFERMENT	BILLED VALUE
1748400	0	0	0	1748400
TAXING UNIT	TYPE	AMOUNT	PREPAID AMOUNT	
RUTHERFORD COUNTY	Rutherford County RA Fee	\$90.00	\$10629.61	
CHERRY MTN SERV DISTRICT	Tax	\$2272.92		
RUTHERFORD COUNTY	Tax	\$7937.74		
RUTHERFORD COUNTY	SOLID WASTE FEE	\$380.00		
DISCOUNT		(\$51.05)		
Discounted Amount If Paid by August 31, 2025		\$0.00		
Current Year Taxes Due If Paid by January 5, 2026		\$0.00		
Amount Due		\$0.00		

DETATCH AND RETURN THIS PORTION FOR YOUR RECORDS

DO NOT STAPLE

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

DO NOT ATTACH TO CHECK

YEAR	2025	Discounted Amount If Paid by August 31, 2025	\$0.00
PARCEL NUMBER	1652726	Current Year Taxes Due If Paid by January 5, 2026	\$0.00
BILL NUMBER	0140376832	Amount Due	\$0.00

TO CHANGE YOUR MAILING ADDRESS PLEASE
FILL IN CORRECT ADDRESS BELOW.

MAKE CHECKS PAYABLE & REMIT TO:

RUTHERFORD COUNTY TAX COLLECTOR
145 College Avenue, Suite A
RUTHERFORDTON NC 28139

ADDRESS: _____

—

CITY/STATE/ZIP: _____

—

EMAIL: _____

—

Property Summary

Parcel Information

REID:	1652726	PIN:	1693-54-2455
Property Description:	PL:39-152	Location Address:	517 CUB CREEK RD ELLENBORO NC 28040
Total Taxable Value:	\$1,748,400		

Ownership

Property Owner:	RED OAK ADOLESCENT RECOVERY LLC	Mailing Address:	2101 MAGNOLIA AVE SOUTH SUITE 518 BIRMINGHAM AL 35205
-----------------	---------------------------------	------------------	--

Administrative Data

Plat Book & Page:	39-152	Old Map#:	NONE
Market Area:	A31E	Township:	Duncan Creek
Planning Jurisdiction:	RUTHERFORD	City:	
Fire District:	F07 CHERRY MTN	Spec District:	
Land Class:	SINGLE FAMILY RES	Acreage:	95.07

Transfer Information

Deed Book & Page:	002013-00851	Deed Date:	7/26/2018
Revenue Stamps:	2.00	Package Sale Date:	7/26/2018
Package Sale Price:	\$1,275,000	Land Sale Date:	
Land Sale Price:			

Improvement Summary

Total Buildings:	2	Total Units:	0
Total Living Area:	7322	Total Gross Leasable Area:	0

Property Value

Total Appraised Land Value:	\$355,200	Total Appraised Building Value:	\$1,297,600
Total Appraised Misc Improvements Value:	\$95,600	Total Appraised Value (Valued by Cost):	\$1,748,400
Other Exemptions:	\$0	Use Value Deferred:	\$0
Does not include Veteran or Homestead Exclusions			
Historic Value Deferred:	\$0	Total Deferred Value:	\$0
Total Taxable Value:	\$1,748,400		

Building Card 1

Building Address

517 CUB CREEK RD

Building Details

Building Type:	RESIDENTIAL	Building Use:	37
Units:	0	Living Area (SQFT):	4826
Number of Stories:	1.70	Style:	2+ STORIES
Foundation:	BLOCK/BRICK	Frame:	WOOD FRAME
Exterior:	BRICK	Const Type:	WOODF
Heating:	FORCED AIR O/G	Air Cond:	PKG HEAT/COOLING
Plumbing:	Baths (Full): 6 Baths (Half): 2 Extra Fixtures: 10 Total Fixtures: 32	Bedrooms:	6
Floor:	HARDWOOD	Subfloor:	WOOD FRAME
Roof Cover:	ASPHALT/FIBERGLASS	Roof Type:	GABLE
Lighting:	INCANDESCENT	Main Body (SQFT):	2839

Building Description

Year Built:	1997	Additions:	6
Effective Year:	1997	Remodeled:	

Interior Adjustments

Mason Addn Openings: 2

Other Features

CHIMNEY-STACK: 6254

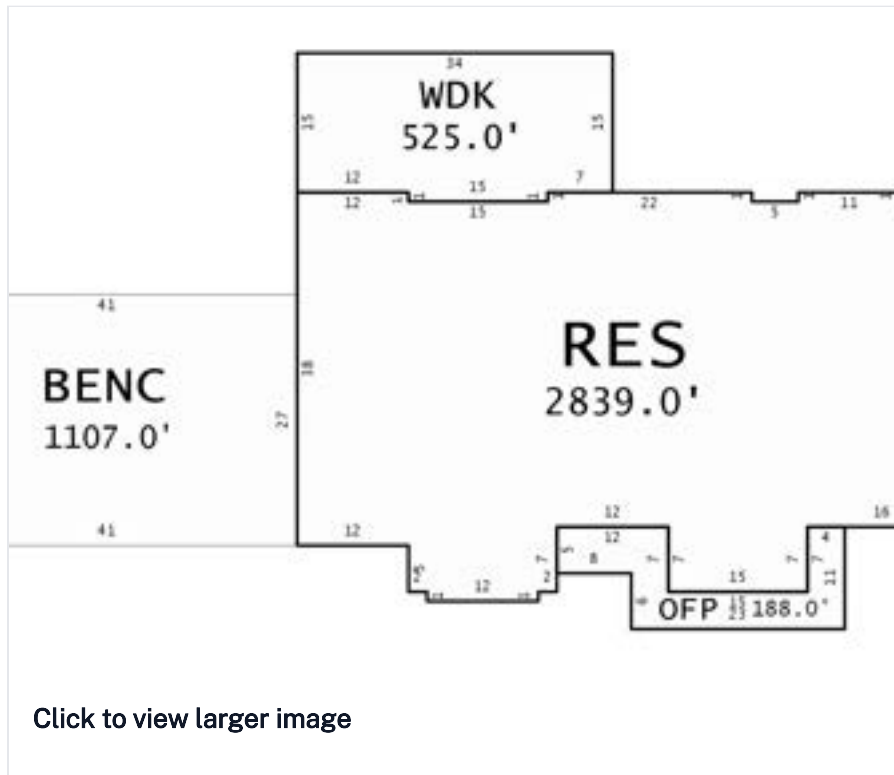
Building Total & Improvement Details

Grade:	GD+1 130%	Percentage Complete:	100
Total Adjusted Replacement Cost New:	\$1,131,257	Physical Depreciation (% Bad):	17%
Depreciated Value:	\$944,134	Economic Depreciation (% Bad):	0%
Functional Depreciation (% Bad):	0%	Total Depreciated Value:	\$944,134
Market Area Factor:	1.00	Building Value:	\$944,100
Misc Improvements Value:	\$95,600	Total Improvement Value:	\$1,039,700
Assessed Land Value:	\$355,200	Assessed Total Value:	\$1,748,400

Addition Summary

Story	Type	Code	Area
1.00	OPEN FRAME PORCH	OFP	188
1.00	WOOD DECK	WDK	525
1.00	BASEMENT FINISHED-BELOW GRADE	BSMT	1703
1.00	BASEMENT UNFINISHED	BSMT	1136
1.00	FINISHED UPPER STORY	FINU	1987
1.00	ENC.BRICK CP/GAR	BENC	1107

Building Sketch



Photograph



1652726

Building Card 2

Building Address

515 CUB CREEK RD

Building Details

Building Type:	RESIDENTIAL	Building Use:	37
Units:	0	Living Area (SQFT):	2496
Number of Stories:	1.60	Style:	1.5 STORY
Foundation:	CONCRETE	Frame:	WOOD FRAME
Exterior:	SIDING	Const Type:	WOODF
Heating:	HEAT PUMP	Air Cond:	HEAT PUMP
Plumbing:	Baths (Full): 1 Baths (Half): 1 Extra Fixtures: 2 Total Fixtures: 7	Bedrooms:	1
Floor:	VINYL	Subfloor:	CONCRETE SLAB
Roof Cover:	ASPHALT/FIBERGLASS	Roof Type:	GABLE
Lighting:	INCANDESCENT	Main Body (SQFT):	1560

Building Description

Year Built:	2014	Additions:	3
Effective Year:	2014	Remodeled:	

Interior Adjustments

None

Other Features

None

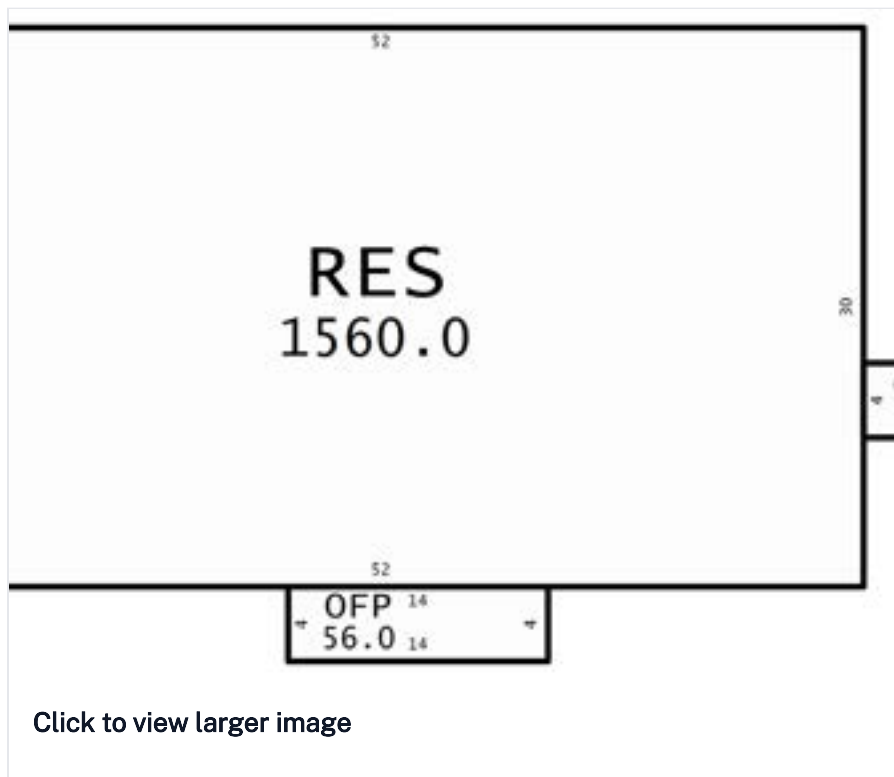
Building Total & Improvement Details

Grade:	AV+1 110%	Percentage Complete:	100
Total Adjusted Replacement Cost New:	\$372,092	Physical Depreciation (% Bad):	5%
Depreciated Value:	\$353,487	Economic Depreciation (% Bad):	0%
Functional Depreciation (% Bad):	0%	Total Depreciated Value:	\$353,487
Market Area Factor:	1.00	Building Value:	\$353,500
Misc Improvements Value:	\$0	Total Improvement Value:	\$353,500
Assessed Land Value:	\$355,200	Assessed Total Value:	\$1,748,400

Addition Summary

Story	Type	Code	Area
1.00	OPEN FRAME PORCH	OFP	32
1.00	OPEN FRAME PORCH	OFP	56
1.00	FINISHED UPPER STORY	FINU	936

Building Sketch



[Click to view larger image](#)

Photograph



Misc Improvements Summary

Total Misc Improvement Assessed: \$95,600

Misc Improvements Details

Card #	Unit Quantity	Measure	Type	Base Price	Size Adj Factor	Eff Year	Phy Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
1	300	SIZE	LEAN-TO SHED	\$4.42		1998	80	0	0		\$300
1	720	SIZE	GAR/PRE-ENG MTL	\$20.15		1998	50	0	0		\$7,300
1	120	SIZE	RESTROOM/BATHHOUSE	\$83.69		1998	50	0	0		\$5,000
1	2,160	SIZE	STABLE	\$35.75		1997	0	0	0		\$77,200
1	720	SIZE	LEAN-TO SHED	\$4.42		1997	80	0	0		\$600
1	720	SIZE	LEAN-TO SHED	\$4.42		1997	80	0	0		\$600
1	960	SIZE	CONCRETE SLAB	\$5.35		1997	80	0	0		\$1,000
1	1,500	SIZE	SHED EQUIPMENT	\$7.46		2011	60	0	0		\$3,600

Market Land Line Summary

Land Class:	SINGLE FAMILY RES	Deeded Acres:	95.07
Calculated Acres:	93.96	Assessed Acres:	95.07
Total Land Assessed:	\$355,200		

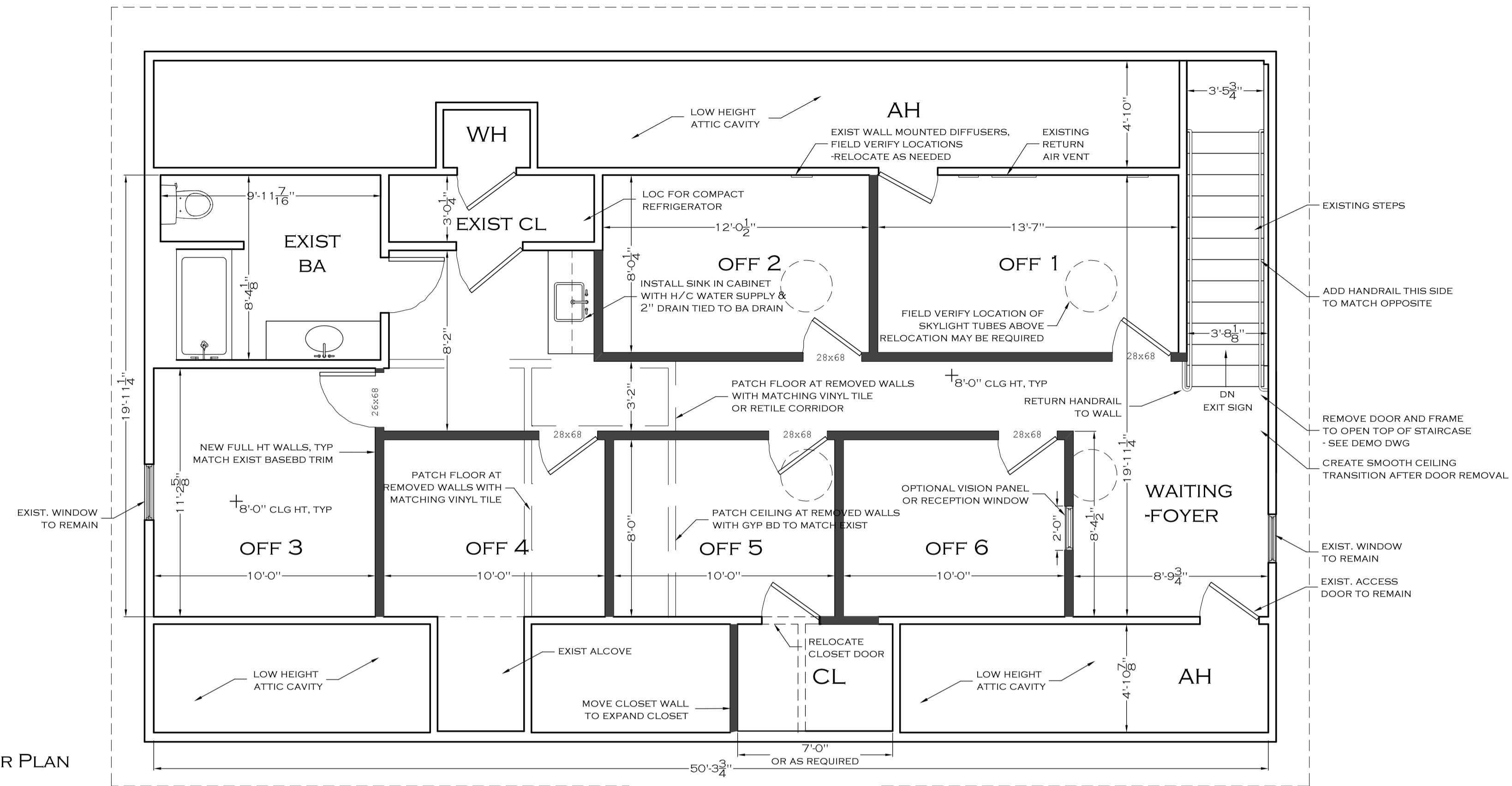
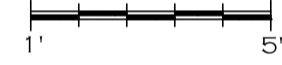
Market Land Line Details

Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
NONE		PRIMARY SITE	2.00 BY THE ACRE PRICE	17000			\$34,000
NONE	AGR 2	AGRICULTURAL	81.96 BY THE ACRE PRICE	3500	1.02		\$292,600
NONE	FORESTRY-3	FORESTRY	10.00 BY THE ACRE PRICE	2800	1.02		\$28,600
NONE		RIGHT OF WAY ROAD	1.11 BY THE ACRE PRICE	0	1.02		\$0

Deeds

History Order	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book-Page	Deed Date
Current	RED OAK ADOLESCENT RECOVERY LLC	DEED	100	2.00	\$1,275,000	002013-00851	07/26/2018
1 Back	BIDDELL, DANIEL F/ BIDDELL, CHRISTINE E	DEED	100, 100	0.00	\$0	2013-851	07/26/2018

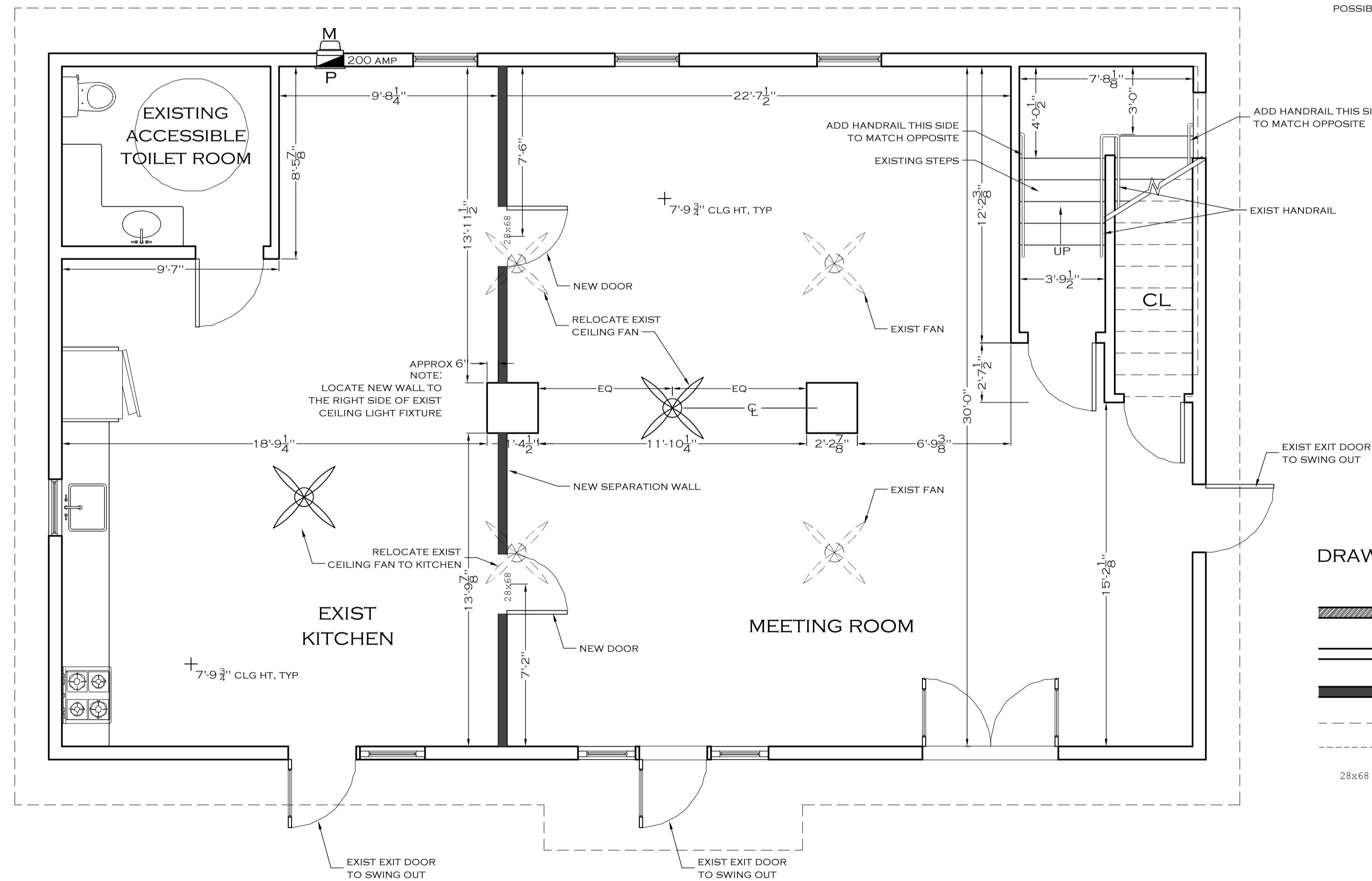
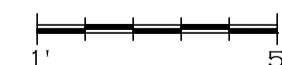
PROPOSED SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



PLAN NOTES

1. INTERIOR DIMENSIONS ARE FROM THE FINISH SURFACE UNLESS OTHERWISE NOTED.
2. EXTERIOR WALL PLAN DIMENSIONS ARE FROM THE OUTSIDE SURFACE OF THE FINISH.
3. HORIZONTAL KITCHEN COUNTER DIMENSIONS ARE FROM BASE UNLESS OTHERWISE NOTED.
4. DOOR LABELS ARE DEPICTED IN FEET AND INCHES.
5. ALLOW MIN 4" OFFSET AT HINGE SIDE OF DOOR - USE 6" WHERE POSSIBLE.

PROPOSED FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



DRAWING KEY

- EXIST WALL TO BE REMOVED
- EXISTING WOOD FRAME WALL TO REMAIN
- NEW 2x4 WOOD FRAME WALL (3.5" STUD WITH 1/2" GYP EACH SIDE)
- FEATURE ABOVE
- FEATURE BELOW
- DOOR TAG - SIZE SHOWN IN FEET/INCHES

LJ Eames Drafting & Design
 bldg plans
 studiofarmwerks@gmail.com
 828-656-2170

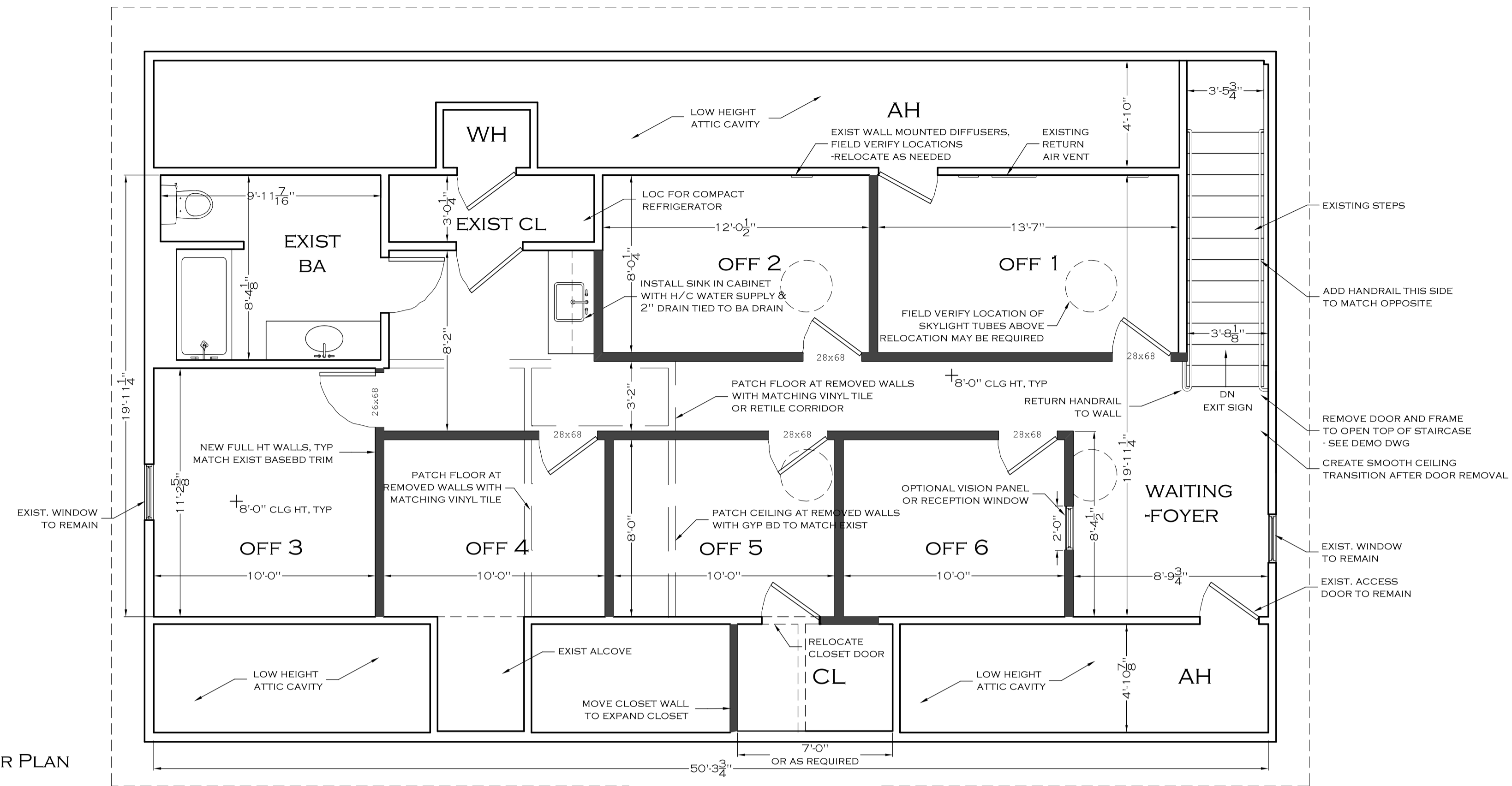
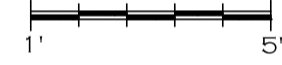
Mick Masterson, Red Oak Recovery
 mickm@redoakrecovery.com
 828-318-0148

Red Oak Recovery
 Cub Creek Offices
 517 Cub Creek Rd,
 Ellenboro, NC 28040

Building Plans

Proj # 18-07
 Rev date: 7/11/18
 Start date: 4/13/18
 Drawn: LJE

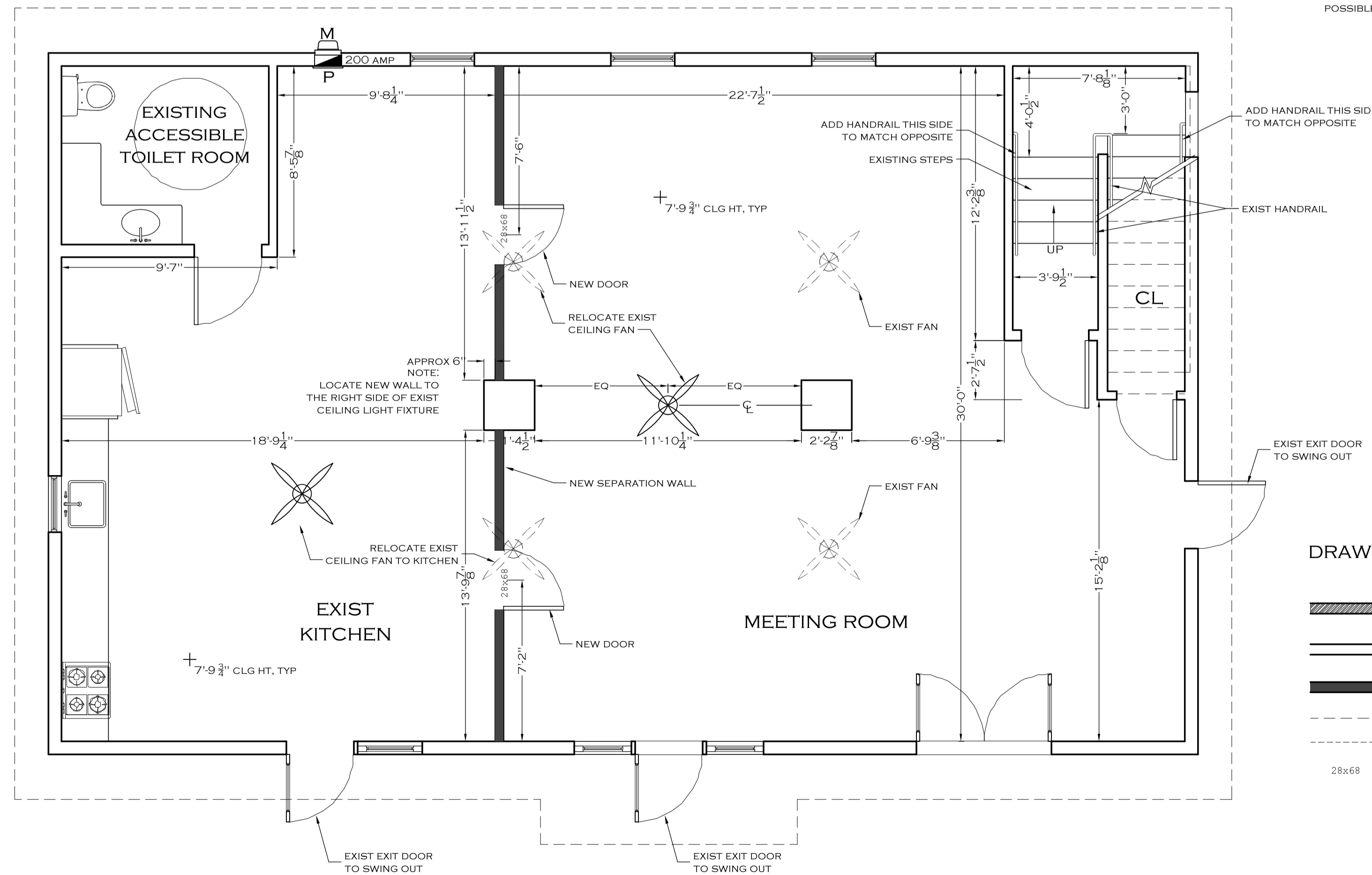
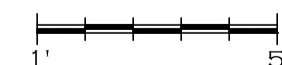
PROPOSED SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



PLAN NOTES

1. INTERIOR DIMENSIONS ARE FROM THE FINISH SURFACE UNLESS OTHERWISE NOTED.
2. EXTERIOR WALL PLAN DIMENSIONS ARE FROM THE OUTSIDE SURFACE OF THE FINISH.
3. HORIZONTAL KITCHEN COUNTER DIMENSIONS ARE FROM BASE UNLESS OTHERWISE NOTED.
4. DOOR LABELS ARE DEPICTED IN FEET AND INCHES.
5. ALLOW MIN 4" OFFSET AT HINGE SIDE OF DOOR - USE 6" WHERE POSSIBLE.

PROPOSED FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



DRAWING KEY

- EXIST WALL TO BE REMOVED
- EXISTING WOOD FRAME WALL TO REMAIN
- NEW 2x4 WOOD FRAME WALL (3.5" STUD WITH 1/2" GYP EACH SIDE)
- FEATURE ABOVE
- FEATURE BELOW
- DOOR TAG - SIZE SHOWN IN FEET/INCHES

LJ Eames Drafting & Design
 bldg plans
 studiofarmwerks@gmail.com
 828-656-2170

Mick Masterson, Red Oak Recovery
 mickm@redoakrecovery.com
 828-318-0148

Red Oak Recovery
 Cub Creek Offices
 517 Cub Creek Rd,
 Ellenboro, NC 28040

Building Plans

Proj # 18-07
 Rev date: 7/11/18
 Start date: 4/13/18
 Drawn: LJE