

Info Sheet Lot B River Ridge Cherokee

APN: 551001398644000

Legal Description: Lot B River Ridge 1559/180

County: Cherokee

GPS Coordinates: 35.048209, -83.967665

Access: Underwood Hill Rd. (Asphalt Road)

Water: River Ridge Water (To be installed by [Cherokee Water Drilling](#))

Water Delivery Service: None

Power: [Murphy Electric](#)

Propane Delivery: [AmeriGas Propane](#)

Trash Service: [Turner's Garbage Service](#)

Sewage: Septic (To be installed by buyer)

Zoning: Residential

Annual Taxes: \$75.15

Property Tax Status: Current

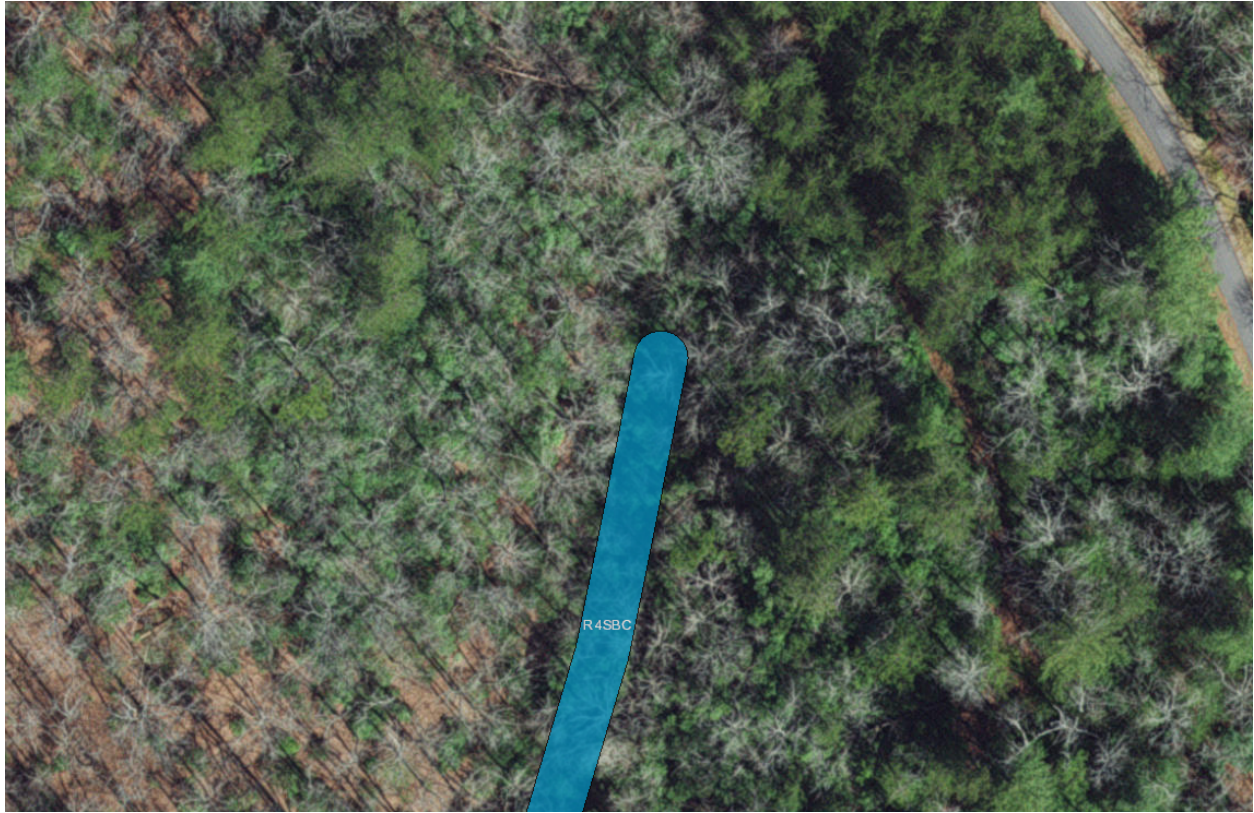
Cell Service: Verizon: (4G LTE) , AT&T: (4G LTE) , T Mobile/Sprint: (5G Extended Range)



Internet Service: Frontier, Viasat, Hughesnet

FEMA Flood Zone: Not in floodplain.

Wetlands: The Riverine System includes all wetlands and deepwater habitats contained within a channel. Surface water is present for extended periods. Classification code: R4SBC



Terrain and Soil: Junaluska-Tsali complex, 30 to 50 percent slopes. Junaluska-Tsali complex, 15 to 30 percent slopes. Good for grazing.

SOIL REPORT

ACRES CAPABILITIES WAPI

Soil: Non-Irrigated

FSA 3.21 ac

CODE	DESCRIPTION	CPI	NCCPI	CAP	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming	Moderate Farming	Intense Farming	Very Intense Farming
JtE	Junaluska-Tsali complex, 30 to 50 percent slopes	-	8	6e	■	■	■	■	■	■	■	■
JtD	Junaluska-Tsali complex, 15 to 30 percent slopes	-	19	4e	■	■	■	■	■	■	■	■
Totals		0	12.39	5.2								
3.21 ac		Average	Average	Average								

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The map shows a red-outlined polygon representing the soil report area. It is divided into two regions: a larger orange region labeled 'JtE' and a smaller green region labeled 'JtD'. The map also shows 'HARRIS RIDGE RD' and 'UNDF'.

Trees: Heavily treed property of various kinds.

Google Maps link: <https://goo.gl/maps/BeMmuZwqx9MazqZ5A>

Mapright Link: <https://mapright.com/ranching/maps/08058bbe24cf1fa11ec56bae6d2a63e1/share>

HOA: River Ridge

Annual assessment is \$635 per year to be use for maintenance of roads, common recreational or other facilities in the River Ridge subdivision.

School District: Cherokee County Schools

See Schools: <https://www.cherokee.k12.nc.us/>

Climate:

Annual high temperature - 86 °F

Annual low temperature - 26 °F

Average annual precipitation - 5.6 inches

Average annual snowfall - 4 inches

Nearby Places of Interest:

-Hartsfield-Jackson Atlanta International Airport - 2 hr 24 mins

-Erlanger Murphy Medical Center - 14 mins away

-Valley Village Shopping Mall - 17 mins away

-Ingles Market - 16 mins away

-Cherokee Historical Museum - 13 mins away

-North Shoal Falls - 54 mins away

-Cherokee Lake Recreation Area - 28 mins away

-Walnut Hollow Ranch - 20 mins away

Building Restrictions and Land Use -

<https://www.cherokee-county-nc.gov/DocumentCenter/View/72/General-Inspection-List-PDF?bidId=>