

For Quick Results... UNASSISTED ADS

Septic Tanks ★ Ditching
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HOWELL CONTRACTING
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ELECTROLUX
 Sales, Service, Supplies
I.B. BAILEY
 Phone 682-2834
 Burnsville, N.C.

Building Lots
 On **MOONSHINE MTN.**

REAL ESTATE

FOR SALE
 Lots 1 to 5 acres \$700 up. Immediate possession, wooded and view of Mt. Mitchell.

50 acres overlooking Toe River. Old house and barn, timber, water, fenced. Will finance.

43 acres Chestnut Mtn. One of taller mountains in area. Water, timber, panoramic views, lake sites, streams. Must see to appreciate this property.

25 acres in the Roan Valley. Timber, water, old home restorable condition. Panoramic view of Roan Mtn., \$18,000.

3 Bedroom brick and masonry Rambler, full basement with 2 to 5 acres, gravity spring water, all tractor land, some woods. Will finance.

CHARLIE BYRD
 Route 1, Burnsville
 682-2013

FOR SALE: 3 acres, with 3 bedroom house, full basement, bath. Good pond site, plenty of water. Private road. Call 682-3961 after 5 p.m. or see K. L. Letterman, Clearmont. pd10-31

FOR SALE OR TRADE: Prefer trade. 4 bedroom house, new oil furnace, fireplace in living room, has been remodeled, garage and outbuildings on approximately 2 acres, completely fenced. In easy walking distance of shopping center. Outside city limits on Cherry Lane. Phone 682-6364 or see Ronnie Peterson, Route 6, Box 312, Burnsville. pd10-31

FOR SALE: One 1974 General Electric 18.8 cu.ft., no frost, side by side refrigerator-freezer. Cost \$519.95 new. Sacrifice for \$375.00. Phone before 2 p.m. weekdays. All day Saturday. Color is avocado. 675-5212. pd10-31

FOR SALE: Philco stove, Bakers Pride pizza oven, Univox meat slicer, bun warmer, coffee maker-three burner, commercial stainless steel refrigerator, several bread racks, large assortment of miscellaneous items. For information Phone 682-6131 or see Bradley Duncan at Northwestern Bank. 10-3ch

FOR RENT: Apartments, electric heat, furnished, 2 bedrooms, \$125.00. Contact Troy Cooper at Shoe Shop, Burnsville. Call 682-2964. pd6-6chun

FOR RENT: One six-room house wired for electric range and hot water heater. Call 682-6481. pd10-17

FOR RENT: 2 bedroom mobile homes in Pensacola section. Also spaces for rent. Call 682-2080 or 682-2992. pd10-31

ALUMINUM SIDING SALE: 15 pastel colors, 30 or 40 year guarantee. Call Asheville (704) 253-0773. Ask for Modern Exteriors of N.C. or write P.O. 60, Tunnel Road. pd12-12

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CARPET FOR SALE: Free Estimate. House of Carpet. Phone 682-6109. 9-19chun

BUSINESSES

CANDLES & ANTIQUES: Decorator Candles, 40 colors of Blue Gate scented Angel Wing Candles. Christmas Room now open. Nice selection of antiques and glass. The Candle Light, 8 miles south of Burnsville on Hwy. 80. pd10-31

SERVICE: Plumbing and Heating Repair Service, also Painting done. Call True Value Hardware 682-6813. 9-5 chun

CALL WARD WOODY for Grading Roads or Homesites, or anything for a front end loader. Call 675-4964. pd12-12

PIANO TUNING: Increase the enjoyment you get from your piano by having it properly tuned. For information and appointment call 675-5258. pd11-7

MASONRY WORK: Beautify your home with retaining walls, veneer, fireplace, etc. of stone. Native Stone, Flagstone, or whatever you choose. Free estimate. 682-6083. pd10-17

WANTED

GOOD HOME NEEDED for two young black and tan Collie-Shepherd puppies. No charge. 682-6877. pd10-17

1-5 Acres On MOONSHINE MTN.

AUTOMOBILES

FOR SALE: 1968 Mercury Montego. Good motor and 4 good tires. \$250.00. Phone 682-2648. Bis Honeycutt. pd10-24

FOR SALE: 1971 Z Camaro, factory air, power steering and brakes. Phone 682-6291.

FOR SALE: '59 Jeep ½ ton pickup \$995. Excellent condition. '64 Bonneville Pontiac \$150 runs well. 682-6936. pd10-17

FOR SALE: 1969 Datsun Wagon. Radial tires, 29,000 miles, extra clean, \$1,200. Call 682-6130 before 2 p.m. pd10-10

FOR SALE: 1968 Chevrolet carryall, 4-wheel drive, V-8 engine, 40,500 miles. Good condition. Cash \$1350 or trade for or against mobile home. 765-2652. pd10-17

Have You Seen MOONSHINE MTN. ?

Only two (2) left
Roberts, Inc.
 682-2191 682-6141

CY JORDAN REALTY REALTOR

REAL ESTATE TIPS
 By Cy Jordan-Realtor

How much is land bringing an acre in the mountains today? This is the one single question most asked in our office. To answer it adequately might take hours, but let's hit the high spots in a few paragraphs.

First, what kind of an acre is this acre? Is it wooded? open field? has it a view? does a stream run through it? Is it at the head of a cove on a "cart breaker" of a gravel trail? Is it near the loading dock of major truck terminal? on a lake? Is it a single acre offered alone or together with 999 brother acres in a single large tract? does it have a beautiful hand hewn cabin in good condition or a tumbledown shack valued as a residence only by field mice or bumblebees?

If a customer walks into a store to buy a coat for his lady friend and asks how much is a fur coat the clerk has to first know--is it Mink or synthetic Rabbit.

And so it is with a "Mountain Acre."

The flat land furriner coming into the Burnsville area hoping to buy a secluded mountain cove replete with an 1873 hand hewed (by Daniel Boone) cabin in perfect condition, complete with electric heat, central air conditioning and an ultra modern kitchen; located in a green vale with a spring to delight a moonshine man; a view of the entire Black Mountain Range; a trout pond; a waterfall; and a paved road with no traffic, all in a school district capable of graduating Harvard eligibles, and within a short walk of major shopping center and hospital facilities; this man will pay \$25,000 for the above property, \$1,000 down if financing is available.

Now this is hardly a typical "Mountain Acre." It is a "Mink Coat" acre.

At the other swing of the pendulum is a tract of several acres on an old logging trail in a blind cove. The access road is littered with rusting car hulks; the once beautiful stream that starts on the property, in its lower reaches resembles an open sewer or garbage dump. An old sawmill has collapsed in the midst of scraggly trees mutilated by timbering machines. A vast open scar on the opposite mountain accuses the miners of years past. These acres are the "Synthetic Rabbit" fur coat--or worse--"Moth Eaten Rat"!

Members of this firm are called upon from time to time to do appraisals in condemnation cases. To support our appraisals, we are required to search records of actual sales; to talk with buyers and sellers to confirm prices; to consult with attorneys and others normally party to sales. Conjecture and "asking prices" have no bearing whatever in these appraisals. Actual confirmed sales at known prices and at arms length are all we can use.

In 1973 we confirmed no acreage sales in excess of \$650.00 per acre. We heard a lot of talk about \$1,000 acres, and we followed some of them, but none were confirmed! Yes! we sold 27 acres ourselves for \$110,000; better than \$4,000 an acre--but it's adjacent to a shopping center and next to a hospital to be built this year. It has city water, a good view, and highway frontage. But \$650. was tops for "mountain" acreage.

We have added the total dollars and total acres that we have been able to confirm; divided the acres into the dollars and, the average price obtained was about \$420 per acre.

Why are we revealing these figures that have taken weeks of research to dig out? We want you to have a reliable yardstick by which you can measure the value of property. If, in looking at your own property you find that there are some things that diminish the value - you may be able to change them. Remove old cars--arrest the dumpers and litterers--push for legislation to cover the mine scars--help clean up the streams. You'll not only add to the value of your property, but the area as a whole.

April 11, 1974, we ran the foregoing article in THE YANCEY JOURNAL. So much favorable comment was received that we are running it again with additional comments and figures current to this date as follows:

- 1. The "Mountain Acre" is in a tract of no less than 20 acres, nor more than 200 acres.
- 2. Access is from the terminus of a State Road or by private easement off of a State Road. There is little, if any, State Road frontage.
- 3. There is no contributing value from existing buildings; major streams; extraordinary views; spectacular natural features; or other out of the ordinary enhancements.
- 4. Elevation is over 3500 feet.
- 5. The land may be open or timbered.
- 6. If more than 15% of the total acreage in the tract is workable with tractor and farm equipment, it does not meet our definition, since "farm acres" are much higher priced than "Mountain Acres".
- 7. The sale must be documented (suitable proof of price obtained and total acreage sold).
- 8. There must be a source of drinking water on or available to the property.

Using the above definition, our research shows the average 1973 "Mountain Acre" price to have been \$420. Using 1974 sales to date, that same acre is selling for \$650, a gain in one year of 55%.

We trust the above information is useful to you. One of the reasons that we are the fastest growing real estate firm in the North Carolina Mountains, is that we have the answers--accurate facts based on sound research and thoughtful interpretation. Wouldn't it pay you to bring your real estate to the Realtor with the Professional Approach?

"Real Estate Tips" are prepared and published by Cy Jordan Realty - Realtor, as a public service. P.O. Box 276, Burnsville, N.C. 28714....Phone 682-6617

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AUCTION
 Saturday October 19th 10:30 A.M.

The MONTA SHELL FARM located in the 17th District of Carter County, Tennessee. 2 Tracts--one tract 67 acres subdivided into large building lots 100 ft. by 225 ft. Also a number of tracts containing from 8 to 12 acres each. All of these lots and tracts placed on Toe Branch blacktop road with water line in front of each from Hampton Springs, Hampton, Tennessee--98% Pure Free Stone--Some of the finest water in the world. This entire tract lays along the westerly side of the road and has over 2200 ft. of road frontage. This tract has been subdivided, giving buyer the opportunity to buy one or two lots, in small tracts, or any number of acres he may desire.

This land is ideally located between 2 cities, Johnson City and Elizabethton, Tennessee and is near Happy Valley High and Grade School in the shadow of Milligan College and near East Tennessee State University and near all industrial plants and commercial areas of Elizabethton, Johnson City, Jonesboro and Erwin.

Property is improved with a modern, beautiful 6-room Country Home with oil and electric heat, a good barn and good out buildings.

Also there is another tract on the opposite side of the road containing a little over 7 acres. Improved with house which needs repairs. This is Beautiful Building Land and has been subdivided into small tracts, each tract facing a road with water line. May be bought by parcel or as a whole.

A number of CASH PRIZES will be given away. Terms are easy. One fourth down and 1-2-3-4-5 years at 7 1/2% interest.

To go to property, turn off the old Elizabethton-Johnson City Hwy. at Milligan College. Go 2 1/2 miles straight ahead to property.

Bowers Bros.
 Auctioneers And Selling Agents
 Elizabethon Phone Johnson City
 542-2511 928-2461

IT'S A LAUGH!

"I TELL YOU IT'S JUST A RUMOR... NO ONE HERE TOOK IT WITH HIM!"

FOR SALE
 Large 4 bedroom home
 on Bennett St.
 Burnsville.
 Cy Jordan Realtor
 682-6617

If your CAR or TRUCK is OLD or NEW. It should be RUSTPROOFED too. Never be afraid of the SALT. Bring your RUST PROBLEMS to a HALT. Have it protected with XP500 RUST STOP now and be protected for years to come. Call 682-6712 and ask for PAUL or bring it by THE RUST CONTROL CENTER West Main Street, Burnsville, N.C.

WESTERN N. C. MOUNTAINS
 Prime investment property in Burnsville, N.C. Eight "like new" modern apartments, laundry and office room on 1 acre nice landscaped ground with room to add 8 to 12 units. Frontage on 2 streets. City sewer and water. Beautiful scenic views. Total electric, w/w carpet, range, refrig/freezer and disposals. \$11,500 annual gross rentals. \$115,000.00 - Terms. Will consider trade for acreage, etc. Write or call owner Frank Horton, P. O. Box 171, Burnsville, N.C. 704-682-6211 or 704-682-3976 after 7:00 in the evening.

Church Of Christ
 Burnsville, Old Green Mtn. Rd
 Bible Questions Phone 675-5169 Anytime
 INVITES YOU TO THEIR SERVICES
 Sunday 10-11, Sunday Night 6:00, Thursday 7:00
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 Burnsville, N.C. 28714
 minister Joe Collins