

**Black Bear Realty, Inc**

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**Wolf Laurel Land Sold From January 1, 2008 to Present**

Address	\$ Sold	Acres- \$/Acre	Features
224 Hanging Rock 01/08/2008	\$40.0K	0.67 - \$59.7K	Views and elevation, close to paved road, all level access.
21 Overlook 02/05/2008	\$25K	0.55 - \$45.5K	Neighborhood with all paved roads, big views, high end homes, and greater protective covenants. Listing stated that "will not perc, must be joined with another lot."
157 Puncheon Ln. 03/24/08	\$13K	0.84 - \$15.5K	Yancey side, Eastern exposure, (morning sun), lower elevations, reasonable views.
10 Fox Den 07/16/2008	\$14K	0.73 - \$19.2K	Afternoon winter sun, lower elevation, very close to Village/amenities, lesser views, but good flat building lot.
14 The Ridges 03/26/2008	\$165K	0.7 - \$235.7K	Neighborhood, all paved roads, UG utilities, high end homes, greater protective covenants.
191 Weaver Ln. 11/13/08	\$20K	0.74 - \$27.0K	Lesser elevation, very close to paved roads, Village/amenities,
1004 G Lewis 11/21/08	\$44K	0.85 - \$51.8K	Higher elevation, bigger views, lots of sun.
89 Chestnut 11/21/08	\$7K	0.58 - \$12.1K	Close to Village/amenities, and paved road, lesser views.
<b>TOTALS 2008</b>		<b>\$57.95k/Acre</b>	
246 Hanging Rock 05/22/09	\$46.2K	0.77 - \$60.0K	Level gravel road, big views
215 Hanging Rock	\$40.0K	1.12 - \$35.7K	Level gravel road, with views

06/25/09			
86 Flame Azalea 07/06/09	\$19.9K	0.72 - \$27.6K	Somewhat steep, no long views
6 Zebulon Ln 07/15/09	\$60.0K	0.59 - \$101.7K	Nice Yancey views
7 Zebulon Ln 07/15/09	\$62.5K	0.75 - \$83.3K	Same as above
25 Gardenside 08/17/09	\$7K	0.72 - \$9.7K	Close to Village, paved road, no views
<b>2009</b>		<b>\$50.45K/Acre</b>	
419, 420, 430, 431 McK and El Miner 02/16/10	\$150.0K	3.05 - 49.2K	Adjoining lots, approx 0.75 acres each, big Madison County Views
32-33 Zebulon 08/16/10	\$69	1.26 - \$55K	Adjacent lots purchased by an existing home owner.
517 El Miner 08/20/10	\$25.7	0.5 - \$51.4K	Cash sale, presumably with views.
631 Spring Valley 10/07/10	\$40.0	0.5 - \$80.0K	Golf lot, cash sale.
531A Sarvis Ln 11/24/10	\$25.0	0.5 - \$50K	Cash sale, long mt views, ski slope views.
<b>2010</b>		<b>\$53.33K/Acre</b>	
<b>2011</b>	<b>2011</b>	<b>2011</b>	<b>2011</b>
90 Chestnut lane 05/06/2011	\$5895 Sell: \$4750	0.5 - \$9500	Wooded, no real views, not super steep
214 Hanging Rock	\$38.9K	0.5 acres	Probably has views, perc for 3 BR home included, unusual

09/23/2011 130 Dom	Sell: \$28K		for such a small lot.
226-7 Hanging Rock 12/01/11 62 Dom	\$25.0K Sell \$19.0K	1.22 acres - \$15.6K/acre	Wooded lots, winter views, adjoins nature trail, privacy, cash sale, no concessions by sellers.
0 Oakridge 12/19/2011 12 DOM	\$5,000 Sell \$2,500	2 acres \$1,250/acre	Foreclosure, wooded, faces generally west, sunny, probably winter views.
63 English Ridge 12/15/2011 100 DOM	\$49.9K \$32.9K Sell \$25.0K	Size 0.63 acres \$39,683/acre	Foreclosure with partial foundation installed, easy access of paved road, flat, facing south, probably ski slope views.
36 Overlook 12/30/2011 605 DOM	\$64.5 \$59.9 Sell \$40.0	Size .82 acres \$48,780/acre	Long range views, paved road, UG utils, upper end neighborhood on cul de sac.
<b>There are no lots pending at this time.</b>			