

TMM Real Estate, LLC

Real Estate Brokerage Services

P. O. Box 97803

Raleigh, NC 27624

Office: 919+846-7520 Fax: 919+848-2230 Toll Free: 800-962-2281

Property profile

Arroway Farms, Inc. Tract Alamance County, NC

**73.44 +/- Acres
\$295,000.00**

Property Information:

Address: 4073 Spoon Loop Rd.
and W Greensboro Chapel Hill Rd.
City: Liberty, NC 27298

Legal Information:

Tax PID# 101098
Tax PIN #: 8749-60-3156
Tax Value: \$293,185
PB 65, PG 276; DB 1459, PG 944
Annual Property Taxes: \$1,773.77
New Survey completed December 2000

Fantastic tract for personal residence or private retreat. Privacy and country living, close to Greensboro and Chapel Hill. Tract contains approximately 43 acres of Loblolly pine established about 2004, 11 acres of fields and 19 acres of hardwood borders along streams, containing some very large hardwoods. Abundant wildlife. Extensive road frontage provides option for future subdivision and development.

Directions: From I-85 and Hwy 49 at Burlington, take Hwy 49 south north 12 miles right on W Greensboro Chapel Hill Rd. Continue 1.1 miles to left on Spoon Loop Rd. Property is on right side of road. Look for orange ribbons near property corners. Look for sign.

General Information

Best Use: Investment/Recreation/Residential
Current Use: Timber production/Recreational
Topography: Rolling
Access: Extensive road frontage, good internal road system

Financial Information

Loan Assump: No
Possession: At closing

Listing Information

This property is being marketed by:
Timber Marketing & Management
of the Carolinas, Inc.
P. O. Box 97803
Raleigh, NC 27624

Listing Agent: Edwin E. Orr, Broker
Office Phone: 919-846-7520
Office Fax: 919-848-2230
Mobile: 919-880-4673
Email: eeorr@tmmoc.com
Website: www.tmmoc.com

Comments: Enjoy country living in southern Alamance County. Property has extensive road frontage and good internal road system. Approximately 22 miles to Greensboro, 25 miles to Chapel Hill, 12 miles to I-85 at Burlington and 55 miles to Raleigh. Offering privacy, future income from timber production, excellent hunting, recreational opportunity and potential for tremendous land appreciation due to location.

Information has been gathered from sources deemed reliable, but is not guaranteed. Prospective purchasers should obtain verification upon the advice of legal counsel and/or other sources satisfactory to them. The Broker assumes not liability for inaccuracies in the listing information.

Arrowway Farms, Inc Tract
Alamance County, NC



Legal Information:

PID: #101098

Deed: Bk 1459, Pg 944

Plat: Bk 65, Pg 276

Deeded Area: 73.44 acres

Date: 12/7/2012 1 inch = 400 feet

0 200 400 800 Feet

This map is not a survey. Boundary lines were drawn from county tax maps and should be considered approximate. No warranty is made as to the completeness or accuracy of the information.

TMM Real Estate, LLC

800 Salem Woods Dr. Suite 101

Raleigh, NC 27615

www.tmmrealestate.com

info@tmmoc.com

(919) 846-7520



Arrowway Farms, Inc Tract
Alamance County, NC



Legal Information:

PID: #101098

Deed: Bk 1459, Pg 944

Plat: Bk 65, Pg 276

Deeded Area: 73.44 acres

Date: 12/7/2012 1 inch = 400 feet

0 200 400 800 Feet

This map is not a survey. Boundary lines were drawn from county tax maps and should be considered approximate. No warranty is made as to the completeness or accuracy of the information.

TMM Real Estate, LLC

800 Salem Woods Dr. Suite 101

Raleigh, NC 27615

www.tmmrealestate.com

info@tmmoc.com

(919) 846-7520



SURVEYOR'S CERTIFICATION

I, J. Leo Boswell, certify that this plat was drawn under my supervision from an actual survey made under my supervision (and description recorded in Book 66, page 234, and Book 313, page 133; that the ratio of precision as calculated is 1:10,000; that this plat was prepared in accordance with G.S. 47-30 as amended; that the survey is one of the following: Of an existing parcel or parcels of land and does not create a new street or change an existing street;



Witness my original signature, registration number and seal this 5th day of January A.D. 2001

J. Leo Boswell
Professional Land Surveyor L-3177

CERTIFICATE OF DESCRIPTION

I (We) hereby certify that I am (we are) the Owner(s) of the property shown and described herein, which was conveyed to me (us) by Deed recorded in Book 96, Page 234, and Book 313 Page 13, and that the subdivision of the property shown on this plat is an Exception to the Subdivision Ordinance of Alamance County, North Carolina, under Section 32.1.

Marie M. Franco P.A. 1/05/01
OWNER'S DATE
[Signature] 1/8/01
SUBDIVISION ADMINISTRATOR DATE

State of North Carolina
County of Alamance
I, *[Signature]* Review Officer of Alamance County, certify that the map or plat to which this certification is affixed meets all statutory requirements according to the Review Officer's Date *[Signature]* 1/8/01

- Notes:
- 1) No title search was performed by this firm during the course of this survey.
 - 2) The property shown herein is subject to all assessments of record affecting same.
 - 3) This firm makes no guarantee as to the existence or location of any buried pipe, underground improvements, or utilities across this property. Any underground utilities or improvements shown herein have been located from visible evidence and available information.
 - 4) Areas are calculated by coordinates.
 - 5) No geodetic monuments were found within 2000' of the subject property.
 - 6) The 2.01 Acres is designated as the "PASTURE".
 - 7) The creek location is approximate. The stream buffer location and flood location are dependent on the creek's exact location. The flood location and creek location have been scaled from Flood Insurance Rate Map, Panel Number 3700102000 E bearing an effective date of December 22, 1995.

Setback Lines
From the Front Right-of-Way Line
On Streets:
Arterial 40'
Major Collector 30'
Minor Collector 25'
Local 20'
From the Side Right-of-Way Line
From the Side Property Line
Abutting Streets 25'
Non-abutting Streets 10'
From the Rear Property Line 20'
From a Cul-de-Sac Right-of-Way Line 30'
Necessary structures may be located to within three (3) feet of rear property line or easement line, if one exists.
*Cul-de-sac lots shall have a minimum frontage of 20 feet at the street right-of-way line and a minimum width of 80 feet at the front setback line (30 feet from the right-of-way line).

FILED

BOOK 65 PAGE 276

2001 JAN - 8 P 3 08

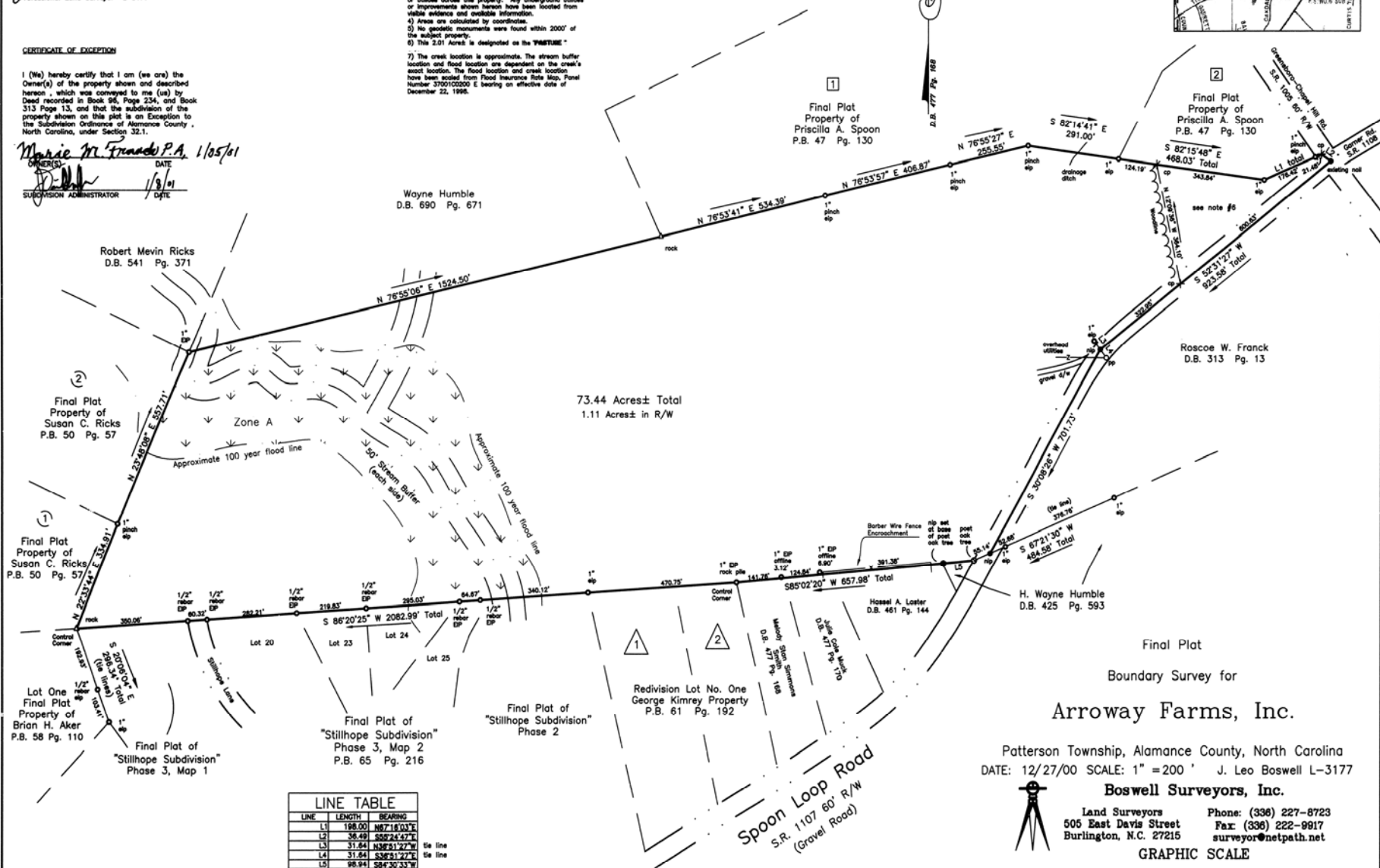
Dana Chandler
REGISTERED DEPUTY
ALAMANCE COUNTY, NC

Executive: Marie M. Franco
4050 Spoon Loop Road
Liberty, NC 27298
Owner: Dottie May Myers
4073 Spoon Loop Road
Liberty, NC 27298

276 VICINITY MAP



- Legend:
Existing Iron Pipe (EP)
New Iron Pipe (NP)
Calculated Point
Right of Way Monument
Power Pole
Well



LINE	LENGTH	BEARING
L1	198.00	N87°16'03"E
L2	36.49	S82°24'47"E
L3	31.64	S86°51'22"E
L4	31.64	S86°51'22"E
L5	95.94	S84°30'33"W

Arroway Farms, Inc.

Patterson Township, Alamance County, North Carolina
DATE: 12/27/00 SCALE: 1" = 200' J. Leo Boswell L-3177

Boswell Surveyors, Inc.

Land Surveyors
505 East Davis Street
Burlington, N.C. 27215

Phone: (336) 227-8723
Fax: (336) 222-9917
surveyor@netpath.net

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

Drawn by: GT
00-579-400

Arroway Farms Tract Alamance County, NC

