

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

Winstead Tract Person County, NC

147 +/- Acres
Price - \$514,500.00*

Property Information:

Assessed as William and Janet Winstead

Address: NC-57

City: Roxboro, NC 27574

Legal Information:

Parcel ID: 15325

Tax PIN #: 9986-00-64-9298

Deed: Book 156, Page 584

Plat: Cabinet 1, Page 3

Estate property for personal residence or retreat. Beautiful views, rolling topography, excellent internal road system. This tract has privacy, long distance views and has excellent potential for outdoor recreational activities. Property contains 98+/- acres of young pine plantation, 17+/- acres of mature hardwoods along the creeks on the property, 29+/- acres of old-field mixed pine/hardwoods, and 3+/- acres of open land.

*The acreage has been estimated by GIS. This is a division of a larger parcel, which will require a new survey. Actual sale price will be calculated by multiplying the surveyed acreage by a per acre price to be specified in the contract.

Directions: From the intersection of NC-49 and NC-57 in Roxboro, take NC-57 west 2.1 miles. Property entrance is on left. Look for sign.

General Information

Best Use: Estate/Timber/Horse Farm/Residential

Current Use: Timber Production

Topography: Level to rolling

Access: Tract has direct road frontage on NC-57

Property has approximately 650ft of road frontage

Zoning: Agricultural-Residential

Listing Information

This property is being marketed by:

TMM Real Estate, LLC

P. O. Box 97803

Raleigh, NC 27624

Listing Agent: Edwin E. Orr, ALC, RF, CF Broker

Office Phone: 919-846-7520

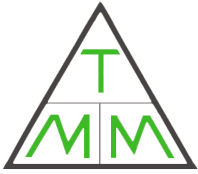
Office Fax: 919-848-2230

Mobile: 919-880-4673

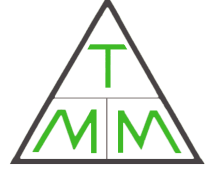
Email: eeorr@tmmoc.com

Website: www.tmmrealestate.com

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 no liability for inaccuracies in the listing information.



WINSTEAD TRACT PERSON COUNTY, NC



Forest road gives access to NC-57



Scenic creek on west end of property



Mature hardwoods along creeks



Long view over pine plantation down to creek

Winstead Tract
Person County, NC

147+/- Calculated Acres



Legend

- ▬ Property
- Stream
- - - Private Drive
- · - · - Intermittent Stream
- - - ATV Trail

1 inch = 500 feet

Date: 7/17/2012

0 250 500 1,000 Feet

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TMM Real Estate, LLC

800 Salem Woods Dr. #101

Raleigh, NC 27615

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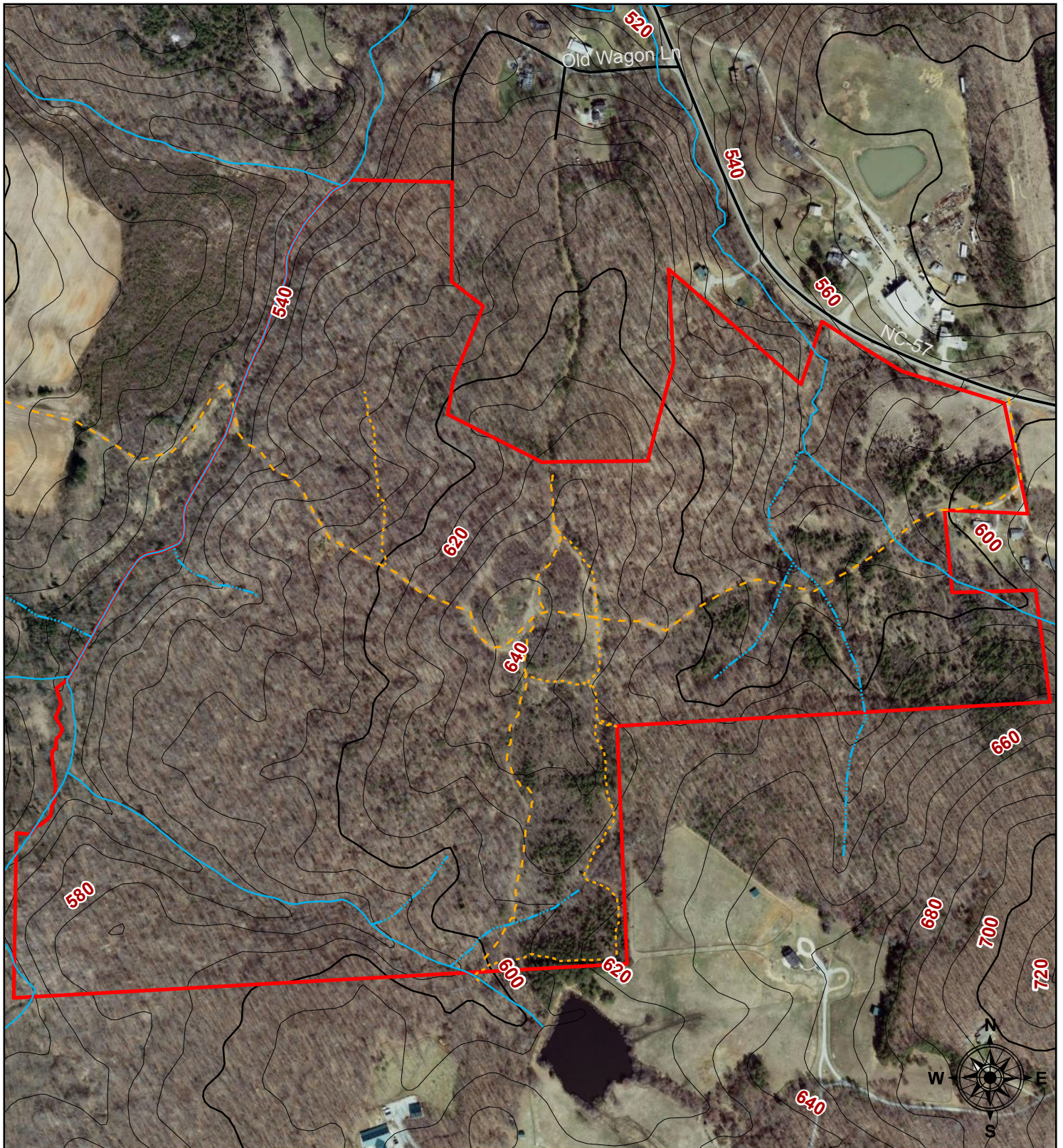
(919) 846-7520



This map is not a survey or legal document. All acreages and boundaries are approximate.

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Person County, NC

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