



TMM Real Estate, LLC

Real Estate Brokerage Services

P. O. Box 97803

Raleigh, NC 27624

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

EXECUTIVE SUMMARY

100 Fathom, LLC Tract Caswell & Rockingham Counties, NC

135.01 +/- Acres
Price - \$378,000.00

Property Information:

Property is composed of two adjacent tracts of land. The first contains 120.71 acres and lies in both counties. The second tract contains 14.30 acres entirely in Caswell County and includes a single wide mobile home. There are approximately 58.01 acres in Caswell County and 77.0 acres in Rockingham County. Planted pines will produce substantial timber income as they mature. Large, mature hardwoods along the creeks. Potential pond sites. New survey was made in 2007.

Legal Information:

Address: Quick Road, Ruffin, NC 27326

Caswell: 58.01 Acres

Deed Book: 514 Page 205

Plat Book: 15 Page 970

Rockingham: 77.0 Acres

Deed Book: 1318, Page 32

Plat Book: 61, Page 70

Directions: From Yanceyville take Hwy 158 west 11 miles to right on Park Springs Rd. Go 1.2 miles to left on Quick Rd. Continue 3 miles to property on right. Red farm gate marks the entrance. Look for sign.

General Information

Best Use: Timber Production/Recreation

Current Use: Timber production/Recreation

Topography: Rolling

Access: Road frontage, good internal road

Financial Information

Loan Assump: No

Possession: At closing

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

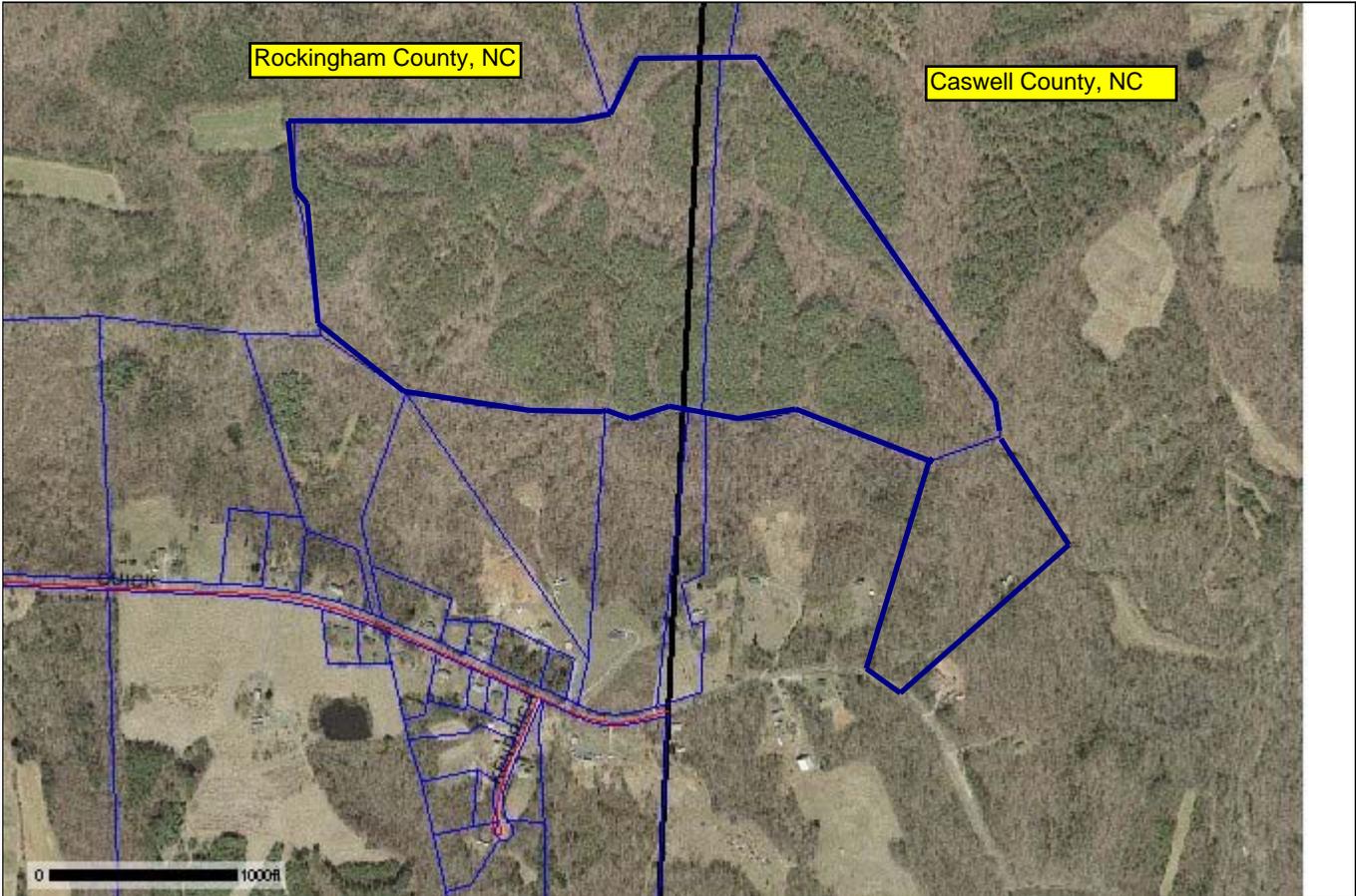
Email: eeorr@tmmoc.com

Website: www.tmmrealestate.com

Comments: Hunters retreat, set up and ready to start hunting this fall in one of the best counties in the state for deer and turkey! Wildlife food plots established, new road into property, 23 year old pines have recently been thinned, mature hardwoods along creeks. Three bedroom mobile home provides comfortable place to stay and even an outbuilding for storage. Don't miss this opportunity! A gold mine was actually located on or near this property around the turn of the century.

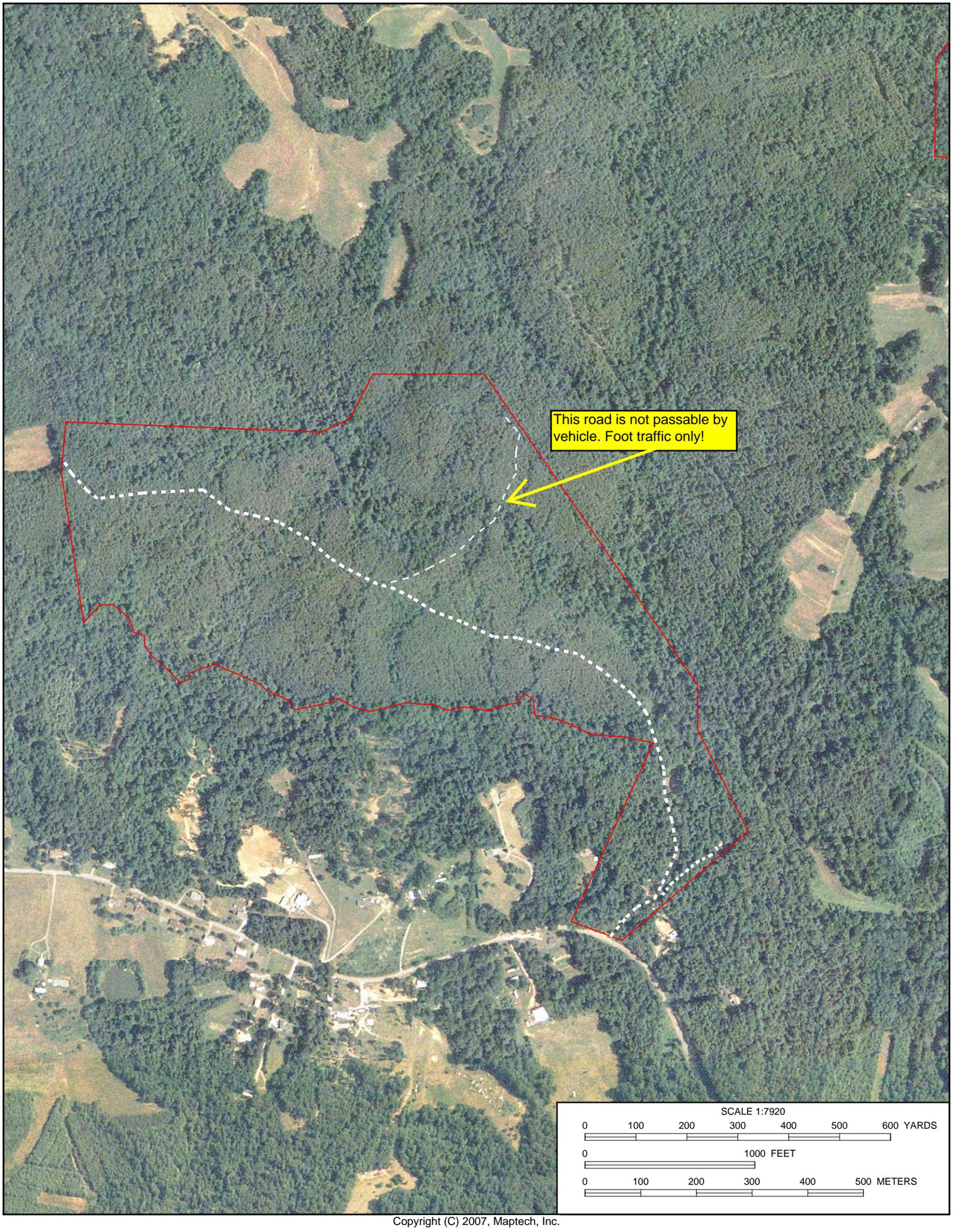
Information has been gathered from sources deemed reliable, but is not guaranteed. Prospective purchasers should obtain verification upon the advice of legal counsel and/or other sources satisfactory to them. The Broker assumes no liability for inaccuracies in the listing information.

100 Fathom, LLC Tract
Caswell & Rockingham Counties, NC
135.01 Acres

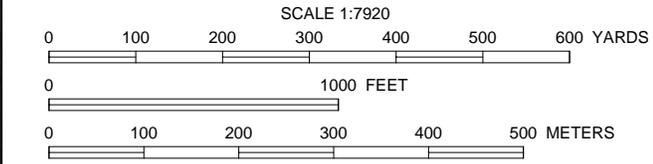


DISCLAIMER: The information contained on this page is NOT to be construed or used as a "legal description". Map information is believed to be accurate but accuracy is not guaranteed.

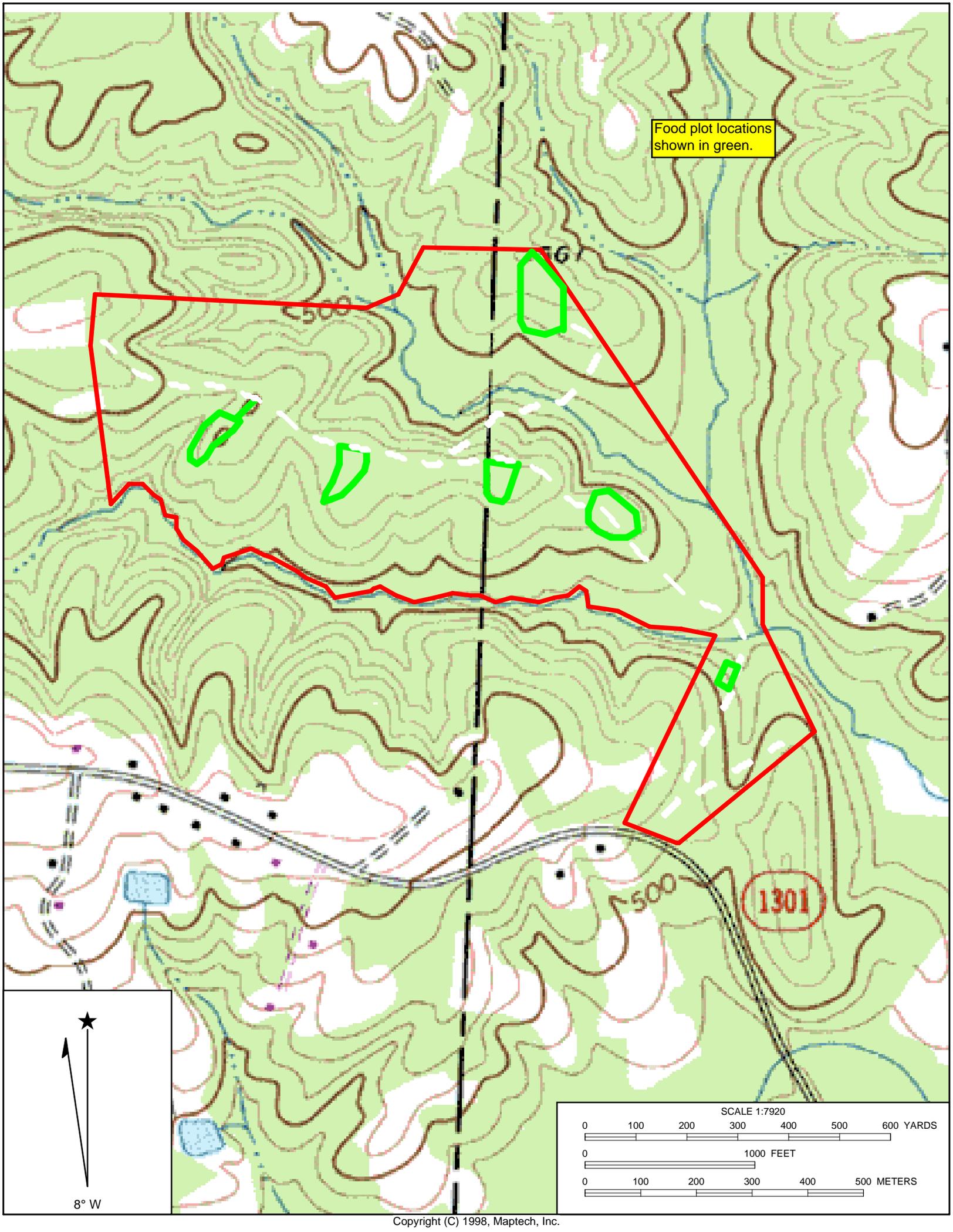
<http://www.webgis.net> Anderson & Associates, Inc. <http://www.andassoc.com>



This road is not passable by vehicle. Foot traffic only!



Food plot locations shown in green.



8° W

100 Fathom, LLC Tract
Caswell & Rockingham Counties, NC
135.01 Acres

SEE MAP SUPPLY'S ROCKINGHAM COUNTY MAP
CASWELL COUNTY

158

CASVILLE
FIRE STATION

CALVIN GRAVES HOUSE

Locust Hill

BEDFORD BROWN HOUSE

Stoney Creek Elementary School

