

## **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

## **EXECUTIVE SUMMARY**

### **Watkins Tract Johnston County, NC**

**17.4 +/- Acres  
Price - \$199,900.00**

#### **Property Information:**

Address: Dixon Road

City: Willow Spring, NC 27592

#### **Legal Information:**

Tax PIN #: 162400-18-7824

Parcel ID: 13D03034A

Deed: DB 2133, PG 921

2009 Property Taxes: \$250.18

#### **General Information**

Best Use: Residential/Farming/Recreation

Current Use: Timber Production/Farming

Topography: Level

Access: Prescriptive easement

#### **Financial Information**

Loan Assump: No

Possession: At closing

**Description:** Property contains 7+/- acres of farmland, currently used for hay production. There are 7+/- acres of mature pine and various hardwoods including at least one pecan tree. Two old barns can be used to house farm equipment. Access is provided by prescriptive easement only across adjoining landowner. Best suited for single family dwelling. Adjacent to the new Dixon Road Elementary School.

**Directions:** From the intersection of Hwy 210 and I-40, Exit 319, travel west one mile to McGees Crossroads. Turn right onto Hwy 50 go 1 mile to left onto Dixon Road. Travel one-half mile to dirt path on left. Property sits 300 feet off the paved road. Look for signs.

#### **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](mailto:eeorr@tmmoc.com)

Website: [www.tmmrealestate.com](http://www.tmmrealestate.com)

Enjoy quiet country living at its' finest. Beautiful old farm offers the opportunity to live in rural setting and still be only 2.5 miles from I-40 and 6 miles away from shopping and entertainment. Unrestricted land offers plenty of room for horses and all the family pets. Wooded land and an open hay field offer nice combination. Ready to build your new home.

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.

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Date October 17, 2009



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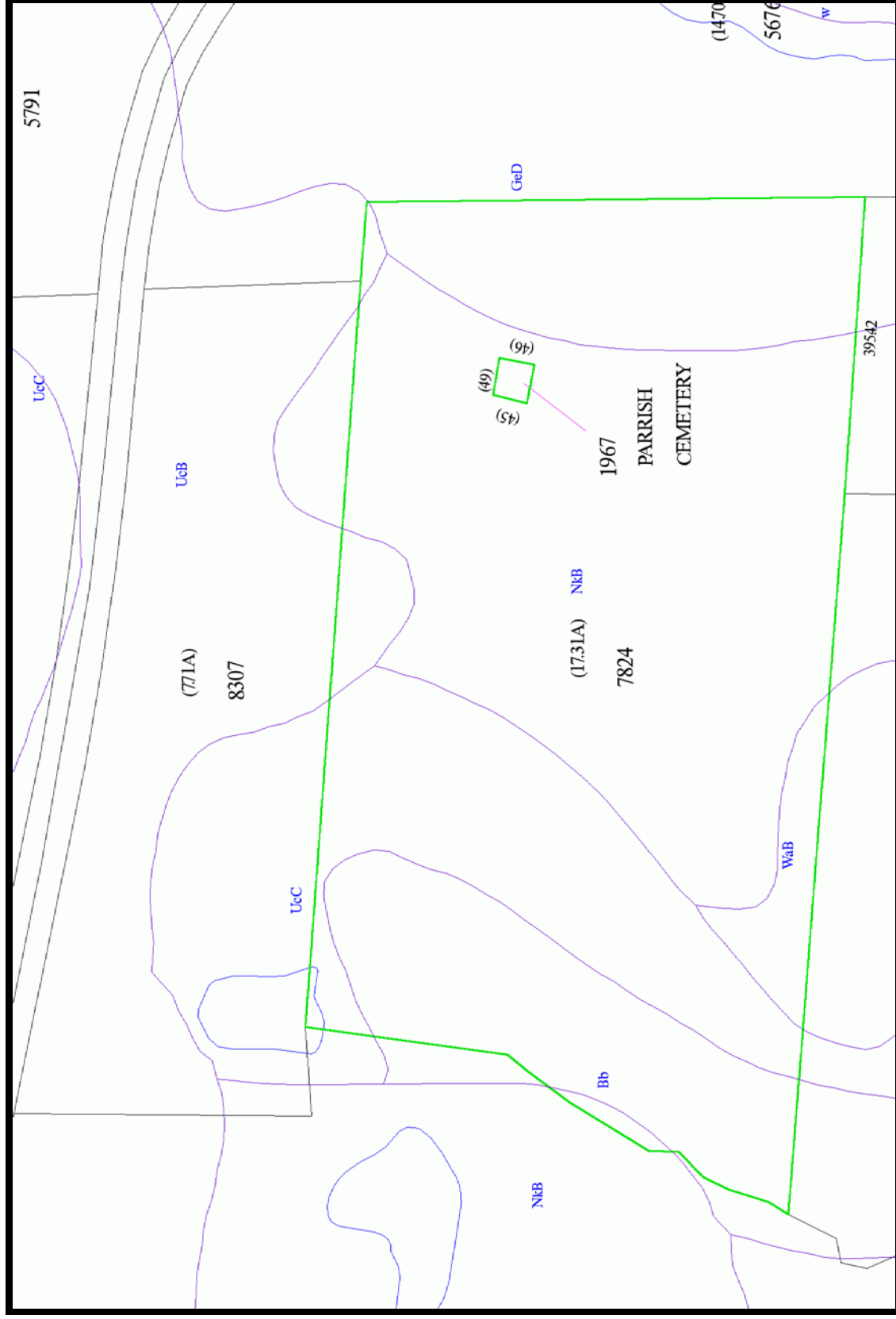


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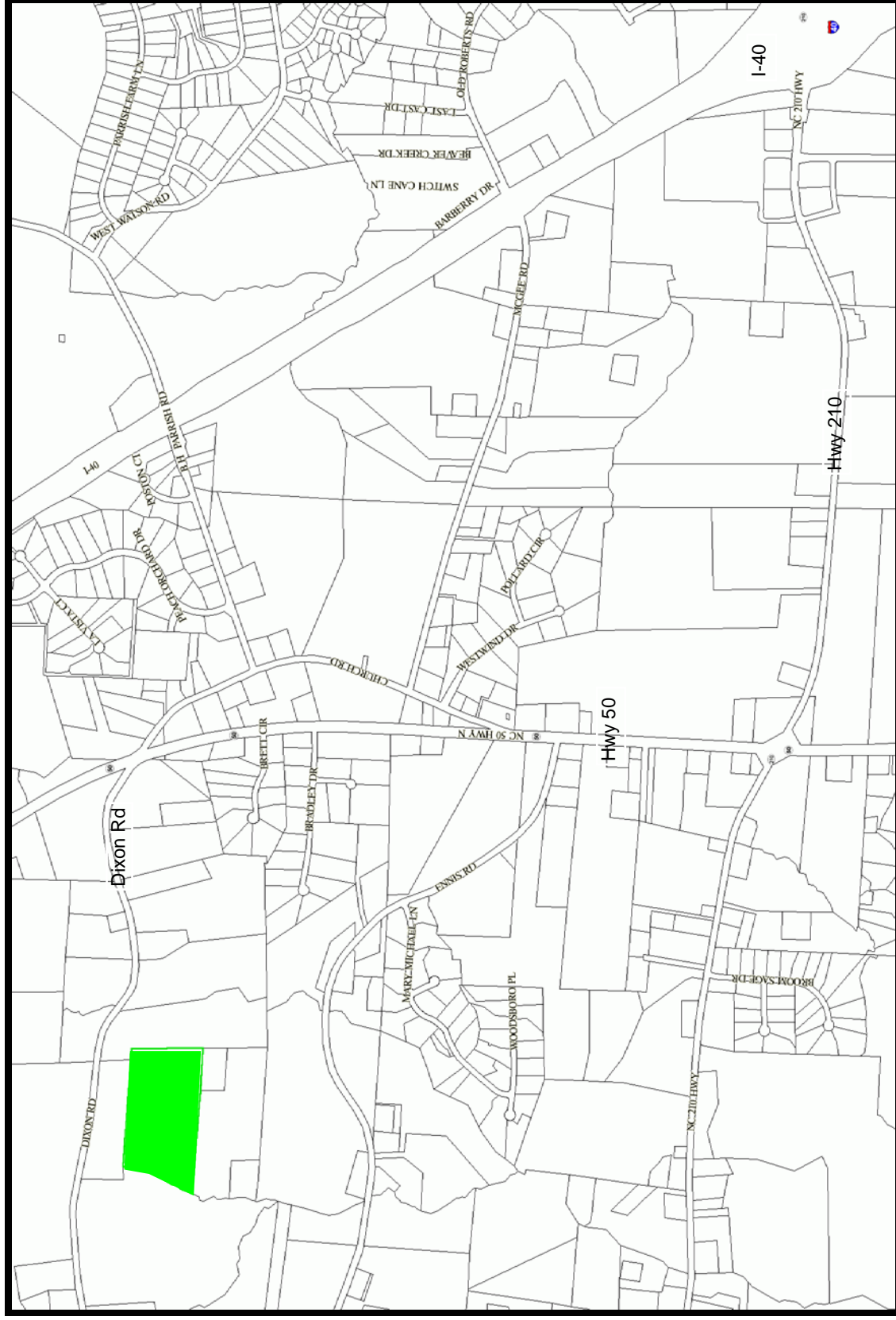
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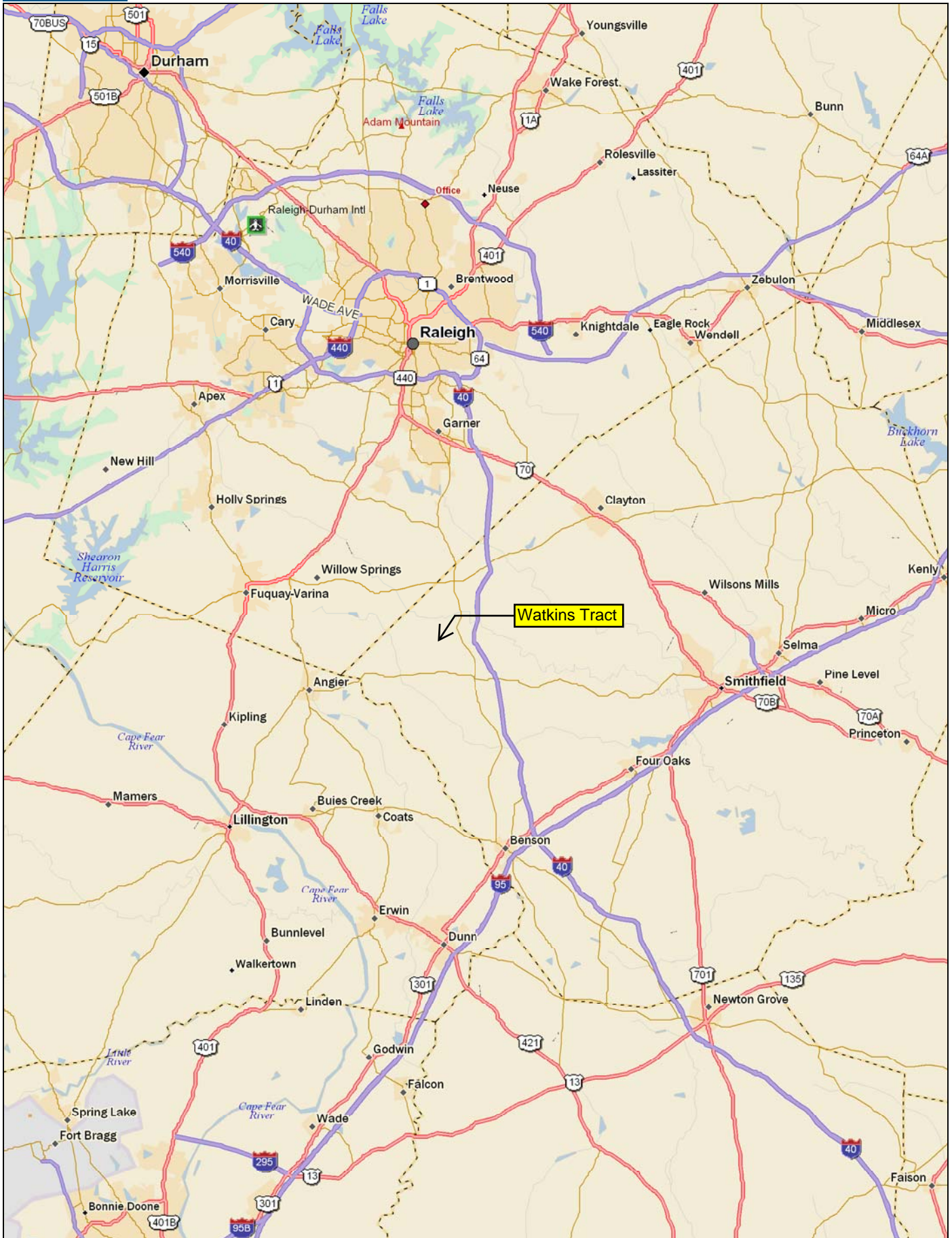


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