

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

Rogers Tract Rockingham County, NC

**239 +/- Acres
Price - \$707,000.00**

Description: There are approx 30 acres of farmland and a 2 acre pond. The remainder of the property consists of timberland. The timber stands are predominantly hardwood and pine sawtimber. A timber cruise is available. No significant timber harvesting has taken place on this property in 30+ years. There are several creeks that flow through the property that add beauty to the property and offer the potential for lake sites. Deer and turkey are both abundant.

Maple View Farm - A beautiful "turn-of-the-century" 5BR 2.5 BA home with incredible landscaping and 2.5 acres adjoining this property is also available for \$217,500.

Directions: From Yanceyville take Hwy 158 west approximately 11 miles to right onto Park Spring Road. Go 1.2 miles to left on Quick Rd. Continue 4.5 miles to stop sign. Turn right onto Lick Fork Creek Rd. go 600 feet and take first right onto Ruffin Rd. Property begins approximately ¼ mile on right. Look for pink ribbons near property corners. Look for signs.

From Greensboro take Hwy 29 north to exit on Bus Hwy 29 north of Reidsville, NC. Travel north 1.7 miles into Ruffin to right turn onto Lick Fork Creek Rd. Cross railroad and take left onto Ruffin Rd. Property begins approximately ¼ mile on right.

General Information

Address: 641 Ruffin Rd.

City: Ruffin, NC 27326

Best Use: Private Estate/Timber/Recreation

Current Use: Timber Production/Farming

Topography: Level to rolling

Access: Road frontage and internal road system

Legal Information:

Tax PIN #: 8948-03-34-0088 and 8948-03-12-8668

Parcel #: 163442 and 163418

Deed: DB 887, PG 1068 and DB 94, PG 21

Survey: Map Cabinet F, Slide 23, PG 6 and Slide 24, PG 1. Surveyed 1996.

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

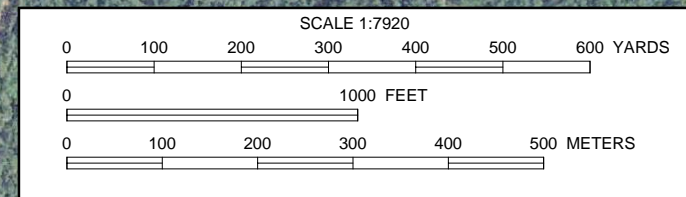
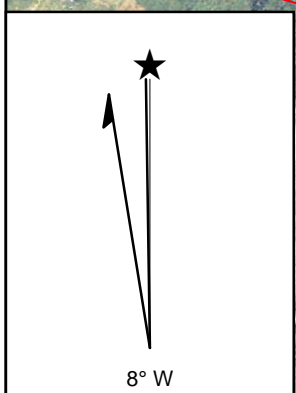
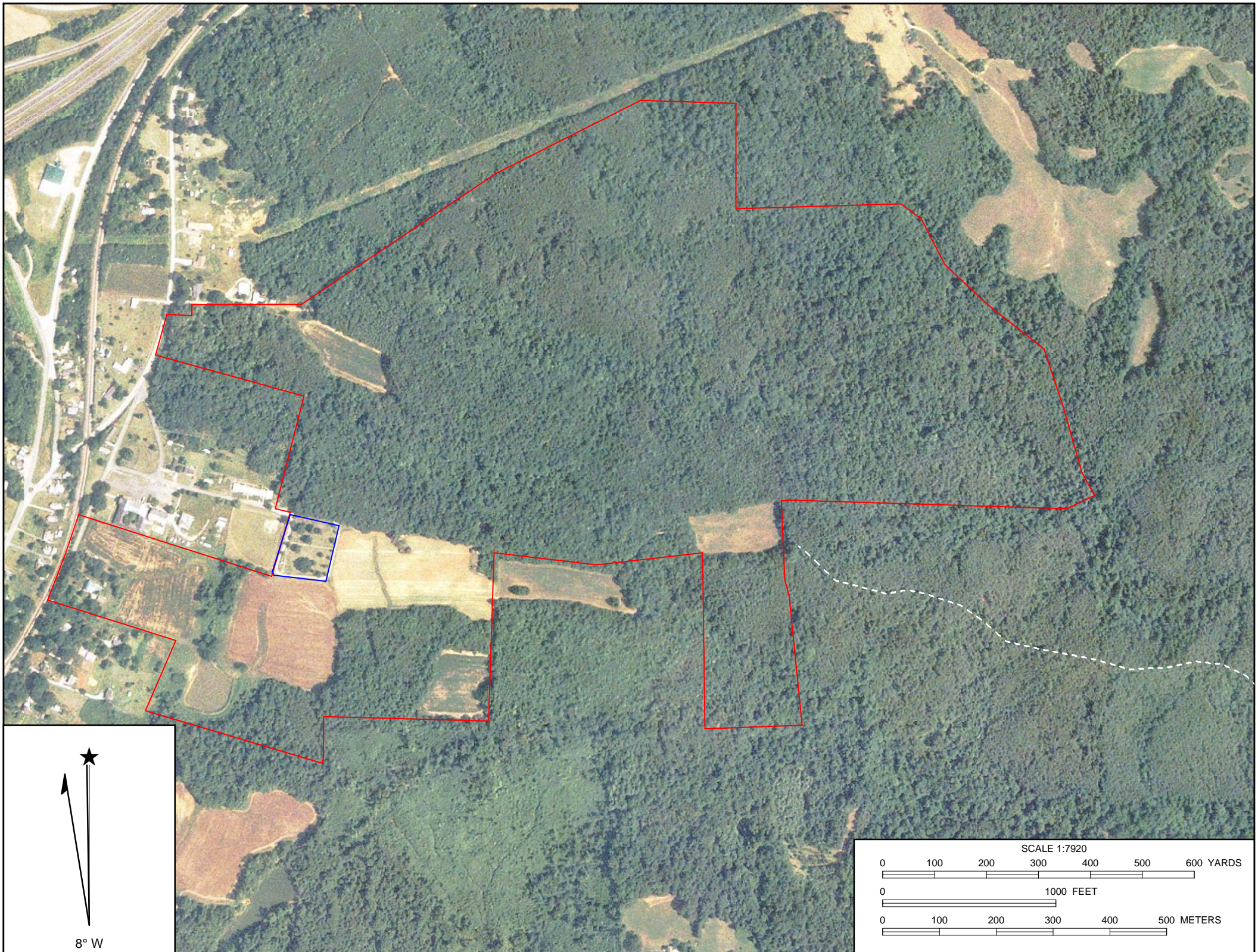
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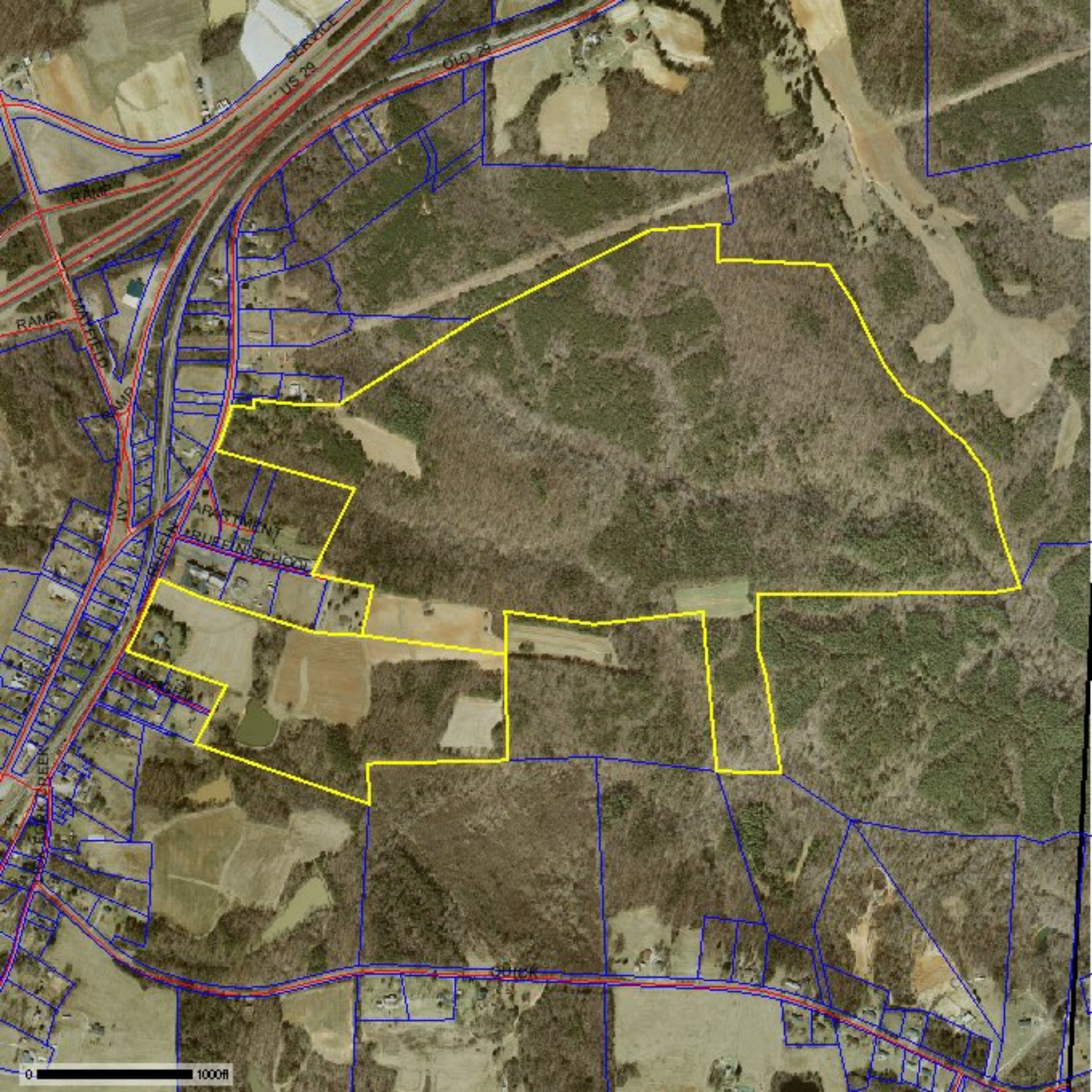
Email: eeorr@tmmoc.com

Website: www.tmmrealestate.com

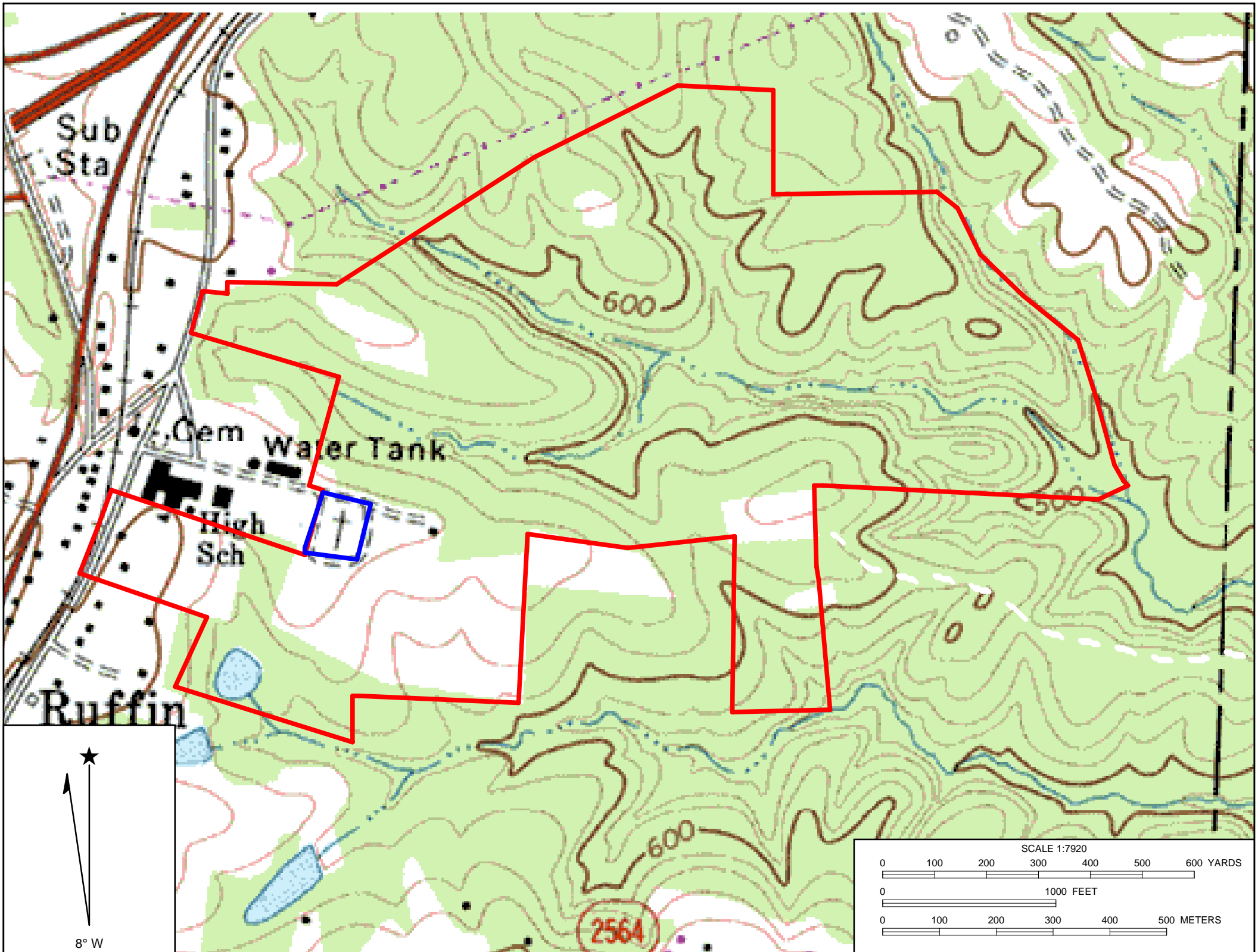
Comments: This property has been owned by the same family for 100+ years. Fantastic opportunity to purchase large farm for a private estate, retreat or a hunting property. Excellent timber stands with immediate timber income potential. Located in eastern Rockingham County, the farm offers the best turkey and deer hunting in the state. The adjoining property is also available offering a total of 374+/- acres in one contiguous parcel. Property is about 40 minutes from Greensboro and a little over an hour driving distance from Raleigh. All showings by appointment only.

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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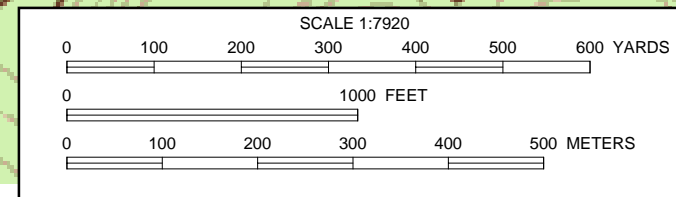
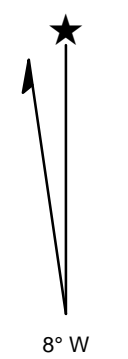
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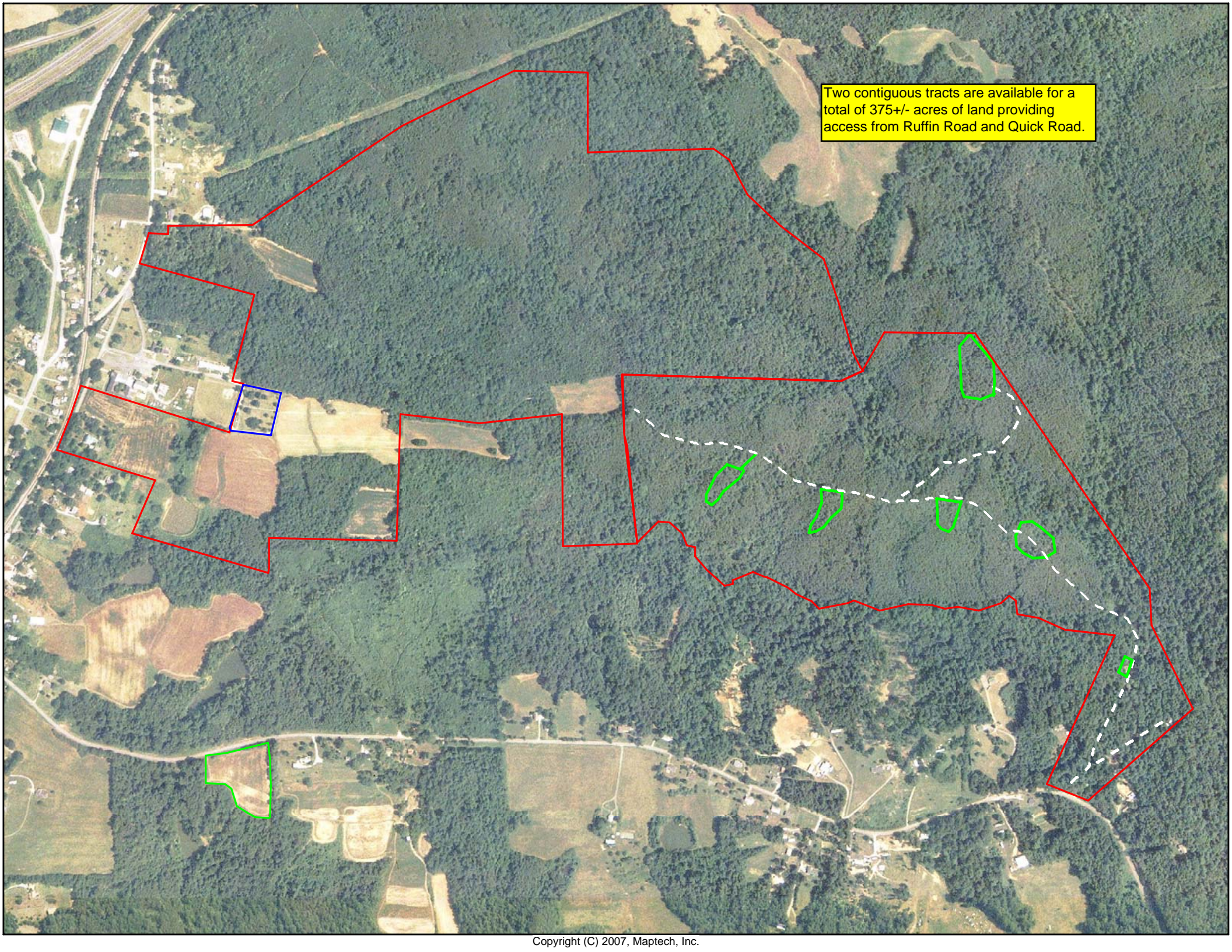
Gem Water Tank

High
Sch

Ruffin

2564





Two contiguous tracts are available for a total of 375+/- acres of land providing access from Ruffin Road and Quick Road.

The image is an aerial photograph of a large, irregularly shaped tract of land. The tract is primarily covered in dense green forest. A solid red line outlines the main boundary of the tract. Within this tract, there are several smaller areas highlighted with green outlines. A dashed white line runs through the center of the tract, possibly indicating a road or a boundary between different sections. To the left of the main tract, there are several smaller, rectangular areas outlined in blue and red, which appear to be adjacent properties or fields. The surrounding area includes some cleared land, roads, and small buildings.

