



## **TMM Real Estate, LLC**

*Real Estate Brokerage Services*

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# **EXECUTIVE SUMMARY**

## **Acorn Hill Road Tract Edgecombe County, NC**

**101.75 +/- Acres**  
**Price - \$179,900.00**

### **Property Address:**

Address: Acorn Hill Road and Cutchins Farm Rd.  
City: Speed, NC 27881

### **Legal Information:**

Tax PIN #: 4851-62-7183  
Plat: PC8 Slide 160, Survey 2005  
Deed: DB 1423, PG 223  
2008 Property Taxes: \$383.41

**Description:** Tract provides excellent opportunity for timber management and recreation. Site index for Loblolly Pine ranges from 84 to 90+. Loblolly Pine pulpwood stand will need thinning in 2-3 years. Bottomland hardwoods consist primarily of White Oak, Water Oak, Willow Oak, Poplar, Ash and Gum. Both timber stands provide timber income possibilities as well as food and cover for wildlife. Approximately 3,000 feet of frontage along Deep Creek

**Directions:** From Hwy 64 and Hwy 258 intersection at Princeton, NC, just east of Tarboro, travel north on Hwy 258 approximately 4.2 miles to right onto Hwy 122. Travel north approximately 4.2 miles to town of Speed, NC. Take left onto Cutchins Farm Road and travel 0.6 miles to intersection with Acorn Hill Road. Entrance to property is on left by the stop sign. Shown by appointment only.

**Comments:** This tract is set up for hunting with gated access, wildlife food plots, deer stands, roads and 4-wheeler trails installed. Ready to hunt with 7 tower blind deer stands, including two double blinds. Abundant wildlife, with deer and turkey present with possibility of ducks along creek. Located in eastern deer season (longest gun season). Excellent timber management potential. Easy one hour drive from Raleigh.

### **General Information**

Best Use: Timber Production/Recreation/Hunting  
Current Use: Timber production/Hunting  
Topography: Level to rolling  
Access: Paved road frontage, good internal road system

### **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  
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## ACORN HILL ROAD TRACT EDGECOMBE COUNTY, NC



Entrance on Acorn Hill Road



Deep Creek frontage



Internal road through Loblolly Pine



Tower blind overlooking food plot



Acorn Hill Rd

Cutchin Farm Road

Canal Dike

Hardwood  
recently  
select cut

Stand

Stand

Stand

Stand

Pine  
Pulpwood

Mixed  
Hardwood

Hardwood  
bottomland

Stand

Stand

Stand

Stand

Blue dashed lines are 4-wheeler trails  
White dashed lines are internal roads



10° W

SCALE 1:4800

0 100 200 300 YARDS

0 1000 FEET

0 100 200 300 METERS









