

TMM Real Estate, LLC

Real Estate Brokerage Services

P. O. Box 97803

Raleigh, NC 27624

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EXECUTIVE SUMMARY

Clayton Heirs Tract Person County, NC

289 +/- Acres
Price - \$1,647,300

Property Information:

Address: Bethany Church Rd. and Range Rd.

City: Rougemont, NC 27572

Legal Information:

Record Number: 4086

PIN: 0950-00-39-8332.000

Tax Value: \$383,532.00

Description: Tract contains approximately 40 acres of cleared land, currently being farmed, 10 acres of old fields and approximately 230 acres of natural mixed pine-hardwood. There are two ponds, over a mile of paved road frontage and a good internal farm road network. Extensive road frontage provides options for future sale of smaller parcels. Abundant wildlife offers opportunity for recreation or to lease the hunting rights.

Directions:

From the intersection of Hwy 56 and I-85 in Butner, NC (Exit 191), take Hwy 56 west to second stop light. Turn right onto 33Rd Street and travel 2.2 miles to stop sign. Left onto Old Route 75 for 0.4 miles to first right onto Range Rd. Travel 8.4 miles to entrance to tract. Look for orange ribbons near property corners. Look for signs.

General Information

Best Use: Timber Production/Recreation/Investment

Current Use: Timber and Farming/Recreational

Topography: Level to rolling

Access: Extensive road frontage

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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Comments: Investment/development opportunity. Located in southeastern portion of Person County, less than a mile from the Granville and Durham County lines. Tract offers great future appreciation due to location and extensive road frontage. Convenient commuting distance to Raleigh or Durham. Could be used for private retreat or equestrian development. Timber provides future income potential, farming operation provides annual income and wildlife provides recreation potential or additional annual income.

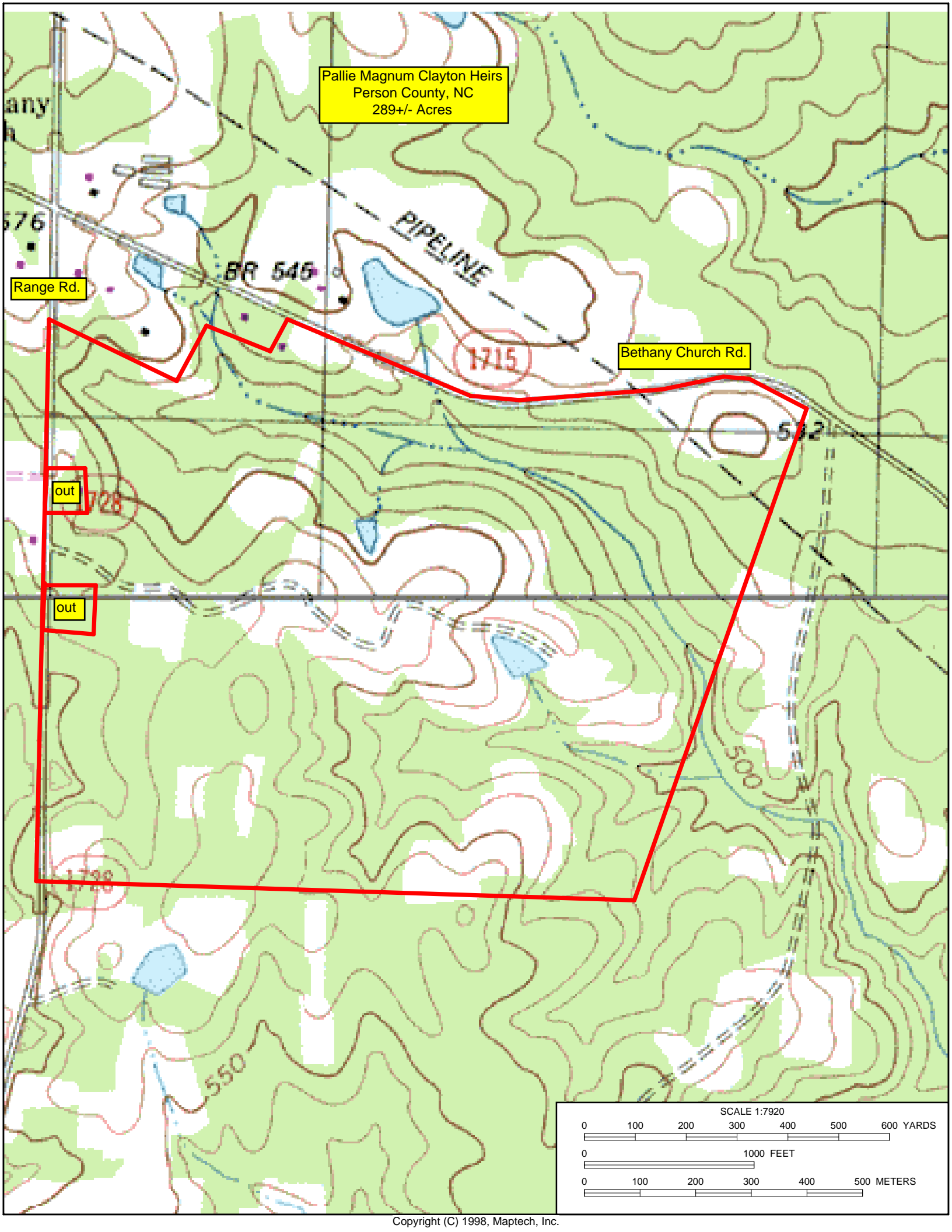
Information has been gathered from sources deemed reliable, but is not guaranteed. Prospective purchasers should obtain verification upon the advice of legal counsel and/or other sources satisfactory to them. The Broker assumes no liability for inaccuracies in the listing information.



Person County GIS



This map is prepared for the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for the verification of the information contained on this map. Pender County assumes no legal responsibility for the information contained on this map.



Pallie Magnum Clayton Heirs
Person County, NC
289+/- Acres

Range Rd.

Bethany Church Rd.

out

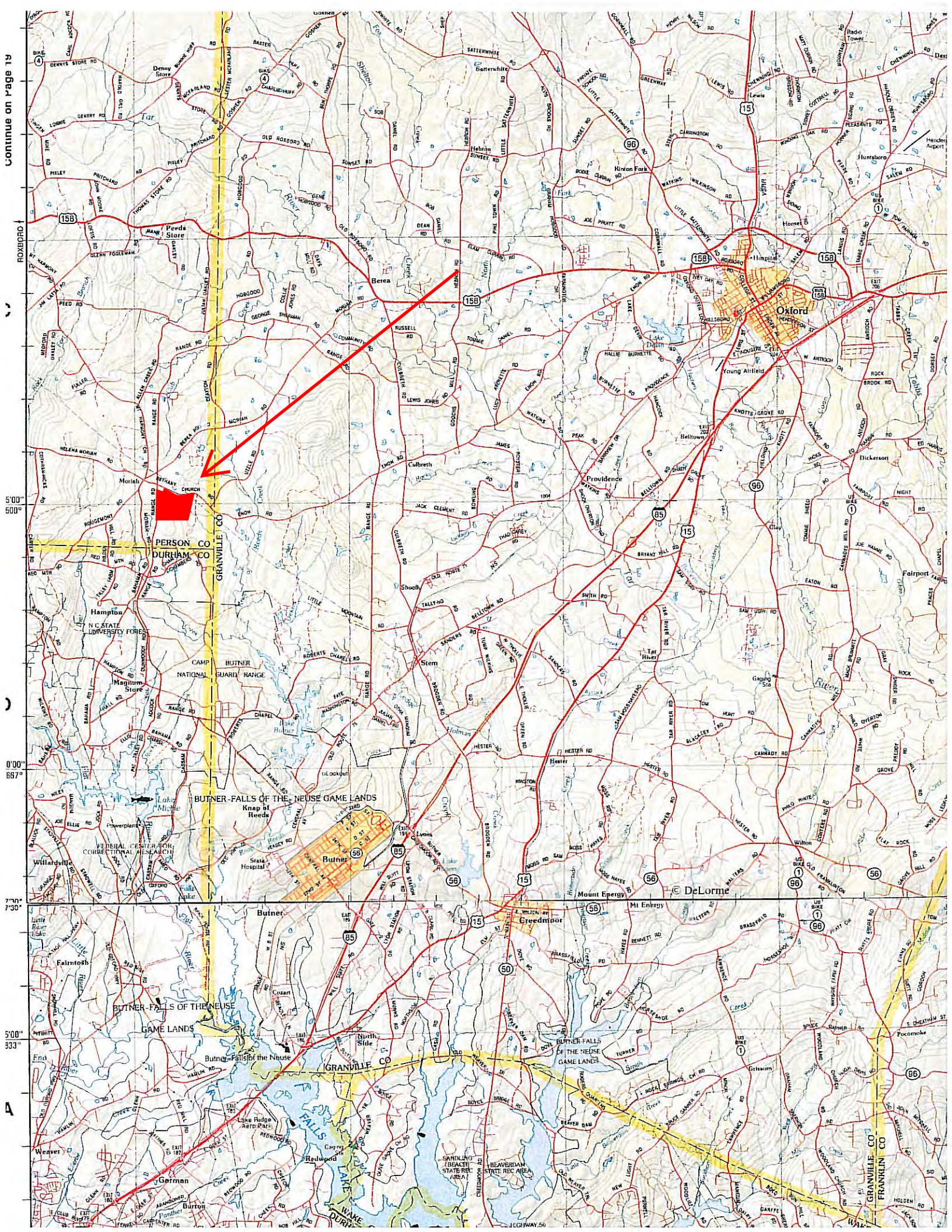
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SCALE 1:7920

0 100 200 300 400 500 600 YARDS

0 1000 FEET

0 100 200 300 400 500 METERS



ROXBORO

5'00"
500'

0'00"
667'

7'00"
733'

5'00"
533'

A