



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

Property Profile

John & Elizabeth Morris Tract Franklin County, NC

**35.47 +/- Acres
Price - \$141,900.00**

Property Information:

Address: Weldon Rd

City: Louisburg, NC 27549

Legal Information:

Parcel ID: 011259

PIN: 2809-45-6987

Deed: DB 1843, PG 588

Plat: PB C3 PG 89-55

Tax Value: \$60,230.00

2016 Taxes: \$105.78

First time on the market, this property contains 16 acres of mature pine plantation, the remaining acreage contains mixed pine and hardwood. Beautiful property and location for your new home. Extensive road frontage offers the opportunity to subdivide, with 5+/- acres on the south side of Weldon Rd. Old home has no value, do not enter the home. There is an open well that has been covered with concrete, wood and tin. It has been flagged off with pink-glo flagging. Do not enter the area inside of the flagging. There is a working well beside the house that supplies the home next door at 282 Weldon Rd through an easement.

Located approximately 7 miles to Louisburg, 10 miles to Henderson, 45 miles to Kerr Lake and 30 miles to US-401 at I-540 in Raleigh, this tract provides easy access back to amenities and is perfect for a new home or country getaway.

Directions: From Louisburg, follow Hwy 39 N for 6.8 miles. Turn left on Weldon Rd and go 0.5 mi. Property on both sides of road. Look for sign.

General Information

Best Use: Development/Residential

Current Use: Timber

Topography: Rolling

Access: Approximately 1,300 feet of road frontage

Zoning: AR

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

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.

Morris Tracts

Franklin County, NC

Legend

- Property
- Stand
- Stream
- Intermittent Stream

Property Description:

PID: 011259

PIN: 4809-45-6987

Deed: Book 1843, Page 588

Plat: Book 89, Page 55

Deed Area: 35.47 Acres

Stand	Description	Area
Stand 1	Thinned pine	13+/- ac
Stand 2	Unthinned pine	7+/- ac
Stand 3	Hardwood	15+/- ac

Scale: 1" = 400'

0 200 400 600 800 ft

TMM Real Estate, LLC

800 Salem Woods Dr. #101

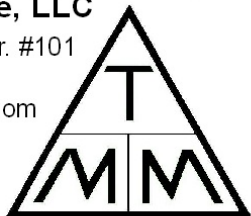
Raleigh, NC 27615

www.tmmrealestate.com

info@tmmoc.com

919-846-7520





Date: 8/17/18



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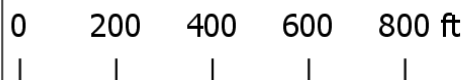
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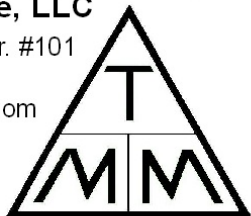
Raleigh, NC 27615

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info@tmmoc.com

919-846-7520

Date: 8/17/18



FRANKLIN COUNTY

I, Phil R. Inscow, registered surveyor, do hereby certify that this map was made from an actual survey made on the ground by me at this date, and is correct to the best of my knowledge and belief.

ALL BEARINGS ARE MAGNETIC UNLESS OTHERWISE NOTED.

PHIL. R. INSCOE, R. L. S. 279

NORTH CAROLINA - FRANKLIN COUNTY

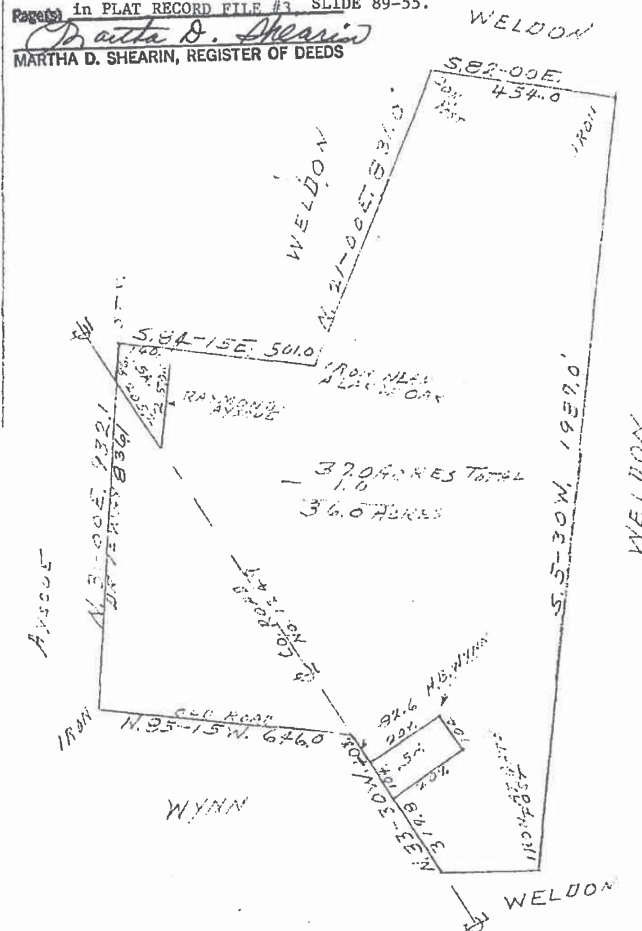
Filed for registration the 30th

day of March, A.D. 1989

At 11:20 A. M. in Book

Pages in PLAT RECORD FILE #3 SLIDE 89-55.

Martha D. Shearin
MARTHA D. SHEARIN, REGISTER OF DEEDS



NORTH CAROLINA

COUNTY

I, _____ a notary public of _____ County, North Carolina, do hereby certify that Phil. R. Inscow, Registered Surveyor, personally appeared before me this day and made oath that the attached plat was prepared by him from an actual survey made by him on _____, and that the same is in all respects correct, according to the best of his knowledge and belief. Witness my hand and notarial seal, this _____ day of _____.

Notary Public.

My commission expires: _____

NORTH CAROLINA

COUNTY

The foregoing certificate of _____ a notary public of _____ County, North Carolina, is adjudged to be in due form, correct, and sufficient. Let the attached plat, with the certificates, be registered. Witness my hand, this _____ day of _____.

89-55

Clerk of Superior Court.

NORTH CAROLINA
FRANKLIN COUNTY

MAP OF LAND SURVEYED FOR H. B. WYNN, ET AL.

(KNOWN AS THE A. A. PERNELL LAND.)

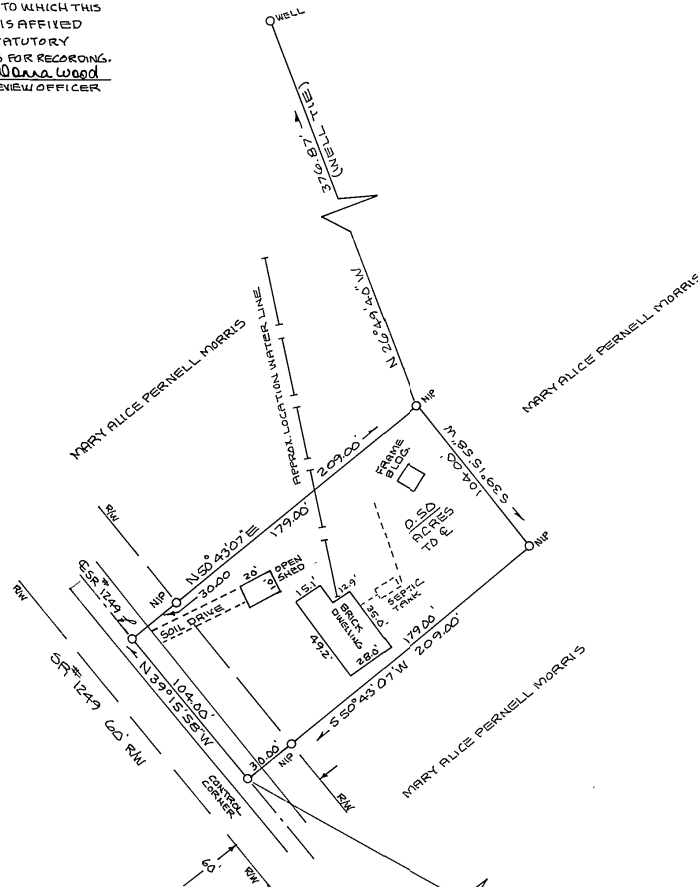
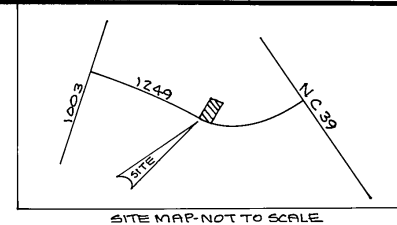
Phil. R. Inscow
PHIL. R. INSCOE, R. L. S. 279

PHIL. R. INSCOE
REGISTERED LAND SURVEYOR
LOUISBURG, NORTH CAROLINA

SCALE
1 INCH = 300.0

DATE
10-26-67

STATE OF NORTH CAROLINA
COUNTY OF FRANKLIN
I, DONNA WOOD REVIEW
OFFICER OF FRANKLIN
COUNTY CERTIFY THAT THE
MAP OR PLAT TO WHICH THIS
CERTIFICATE IS AFFIXED
MEETS ALL STATUTORY
REQUIREMENTS FOR RECORDING.
DATE 4-3-02 DONNA WOOD
REVIEW OFFICER



I, LUTHER E. STEGALL, Registered Land Surveyor, L-1816, certify to one or more of the following as indicated thus ☒
☐ a That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land,
☐ b That the survey is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land,
☒ c That the survey is of an existing parcel or parcels of land,
☐ d That the survey is of another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision,
☐ e That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of his or her professional ability as to provisions contained in (a) through (d) above

Luther E. Stegall
Surveyor Reg No L-1816

I, LUTHER E. STEGALL, certify that this plat drawn under my supervision from an actual survey made under my supervision (deed description recorded in 2-2-4183 P. 6-142) (other See Will of Frances Pernell Winn), that the boundaries not surveyed are clearly indicated as drawn from information found in

that the ratio of precision as calculated is 1/10,000, that this plat was prepared in accordance with GS 47-30 as amended. Witness my original signature, registration number and seal this 18 day of March 2002

Luther E. Stegall
Surveyor Reg No L-1816

COMPUTATIONS BY COORDINATE METHOD.

Anda H. Stone
UNDA H. STONE, REGISTERED DEEDS
FRANKLIN COUNTY, NC

DATE April 3, 2002
TIME 11:45 AM
YEAR 2002
DAY 110

By: Blondie Harrington
Deputy

OWNER: THOMAS LEE WINN, PATRICIA ANN WINN, CARSON ELLIS
SURVEYED FOR: RACHEL S. ELLIS

TOWNSHIP HAYESVILLE COUNTY FRANKLIN STATE N.C.
DATE MARCH 16, 2002 SCALE: 1"=50'

SURVEYED BY LUTHER E. STEGALL, REGISTERED LAND SURVEYOR L-1816
RFD 2, BOX 240B, MACON, NC

PHONE: 252-257-4384

