

## Cross Property Agent Full

**NC 145 Highway, Morven NC 28119**

CMLS#: <b>3668817</b>	Category: <b>Lots/Acres/Farms</b>	Parcel ID: <b>7411-00-04-9334-(</b>	List Price: <b>\$89,900</b>
Status: <b>Incomplete</b>	Tax Location: <b>Anson</b>	County: <b>Anson</b>	
Subdivision:	Tax Value: <b>\$40,700</b>	Plat Book/Slide:	
Zoning:	Deed Reference: <b>870/321</b>	Block/Section:	
Legal Desc: <b>552-0344 INTEREST DEED</b>			



### General Information

Type:  
Can be Divided?: **No**  
\$/Acres: **\$2,900.00**

### Land Information

Approx Acres: **31.00**  
Acres Cleared: **0.00**  
Acres Wooded: **31.00**  
Approx Lot Dim: **0**  
Min Sqft To Build:  
Prop Foundation: **N/A**  
Road Frontage: **100**  
Lot Desc: **Rolling, Wooded**  
Restrictions: **No Restrictions - none**

### School Information

Elem: **Morven**  
Middle: **Anson Middle**  
High: **Anson Early College**

### Utility/Plan Information

Sewer: **None**  
Water: **County Water**  
Outbuildings: **No**  
Dwellings: **No**  
Bedrooms Septic:

### Additional Information

Prop Fin: **Conventional**  
Transaction Type: **For Sale**  
Ownership: **Seller owned for at least one year**  
Special Conditions: **None**  
Road Responsibility: **Publicly Maintained Road**

### Features

Lake/Water Amenities: <b>None</b>	HERS:	
Green Cert: <b>None</b>		
Fixtures Exceptions: <b>No</b>		
Comm Features: <b>None</b>		
Access: <b>State Highway</b>	Street:	
Improvements: <b>None</b>		
Suitable Use: <b>Private Estate, Tree Farm/Timber</b>		
Subject To HOA: <b>None</b>	Subj to CCRs:	HOA Subj Dues:
Proposed Spcl Assess: <b>No</b>	Confirm Spcl Assess:	

### Remarks

Public Remarks: **The Blue Tract is located in southeastern Anson County, off of NC Hwy 145, just outside of the small town of Morven. The property is approximately 31 total acres, with +/-24 acres of 25 year old planted loblolly pines. This is an excellent hunting property.**

Agent Remarks: **The Blue Tract is located in southeastern Anson County, off of NC Hwy 145, just outside of the small town of Morven. The property is approximately 31 total acres, with +/-24 acres of 25 year old planted loblolly pines. This is an excellent hunting property.**

Instructions: **Sign, Vacant**

Directions: **From Morven, NC take NC Hwy 145 North approximately 1 mile. The property will be on your left. Look for the sign.**

Company Remarks: **The Blue Tract is located in southeastern Anson County, off of NC Hwy 145, just outside of the small town of Morven. The property is approximately 31 total acres, with +/-24 acres of 25 year old planted loblolly pines. This is an excellent hunting property.**

### Listing/Agent/Office Information

DOM:	CDOM:	TOM Dt:	Expiry Dt: <b>09/30/21</b>
Mkt Dt:	UC Dt:	DDP-End Date:	With Dt:
Agent/Own: <b>No</b>			
For Appointment Call: <b>704-695-2810</b>		List Type: <b>Exclusive Right</b>	
List Agent: <b>Jason Kiker (76531)</b>		Agent Phone: <b>704-695-2810</b>	
Office: <b>Kiker Resource Management LLC (4544)</b>		Office Ph: <b>704-694-6436</b>	
Buyer Agency: <b>3%</b>	Sub Agency: <b>0%</b>	Transaction Broker:	Bonus: <b>\$0</b>
Named Prosp: <b>No</b>	Dual/Var: <b>No</b>	Seller Name: <b>w/h</b>	
Web Url: <b><a href="https://www.kikerforestry.com/listing">https://www.kikerforestry.com/listing</a></b>		Full Service: <b>No</b>	

Prepared By: Jason Kiker