

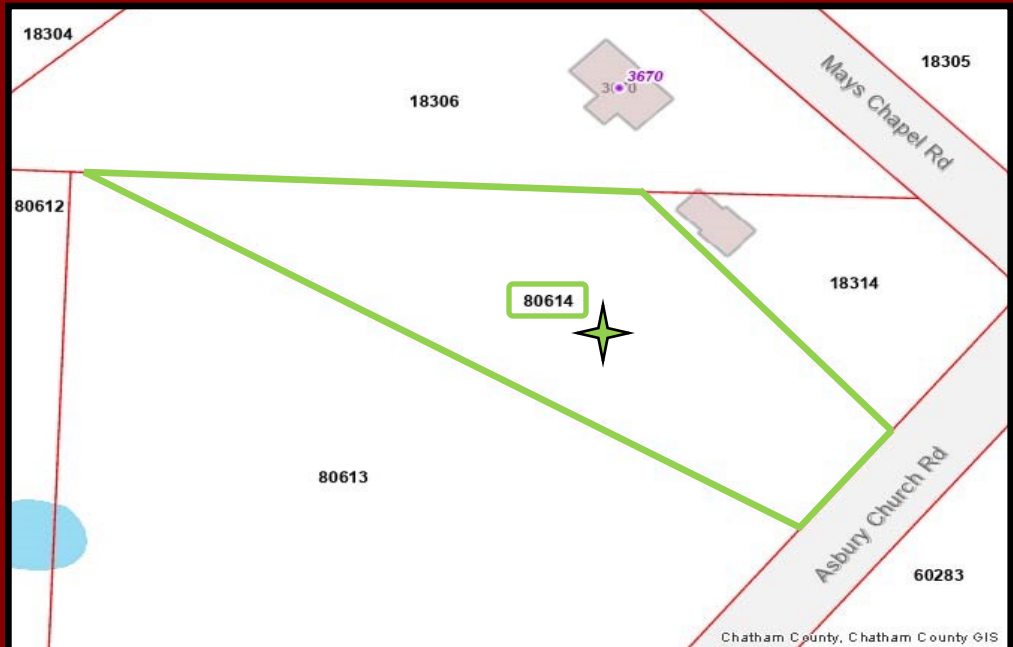
# AVAILABLE

## Approx 1.5 Acres Asbury Church Road

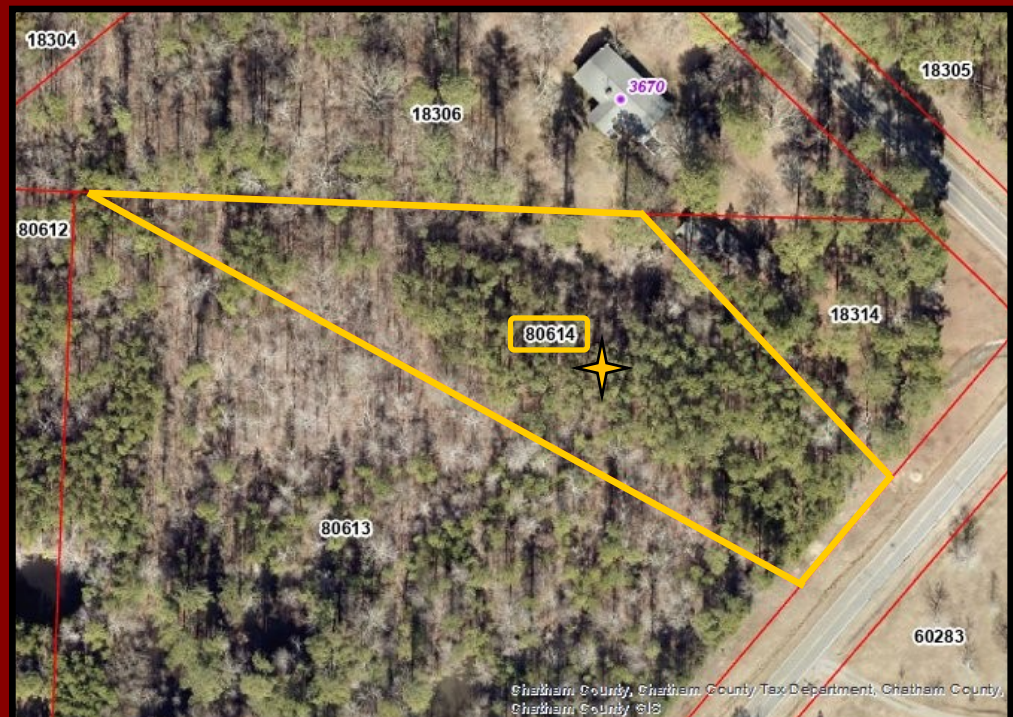
Located just SW of  
Mays Chapel Rd &  
Asbury Church Rd  
Intersection

- County Water Available
- Alternative Septic Systems available
- 100' of Road Frontage on Asbury Church Road
- Zoned R-1
- Get away from all the hustle and bustle. Wooded 1.5 acre lot. Perfect for building that dream home and having the option of keeping plenty of wooded buffer around you for lots of privacy.

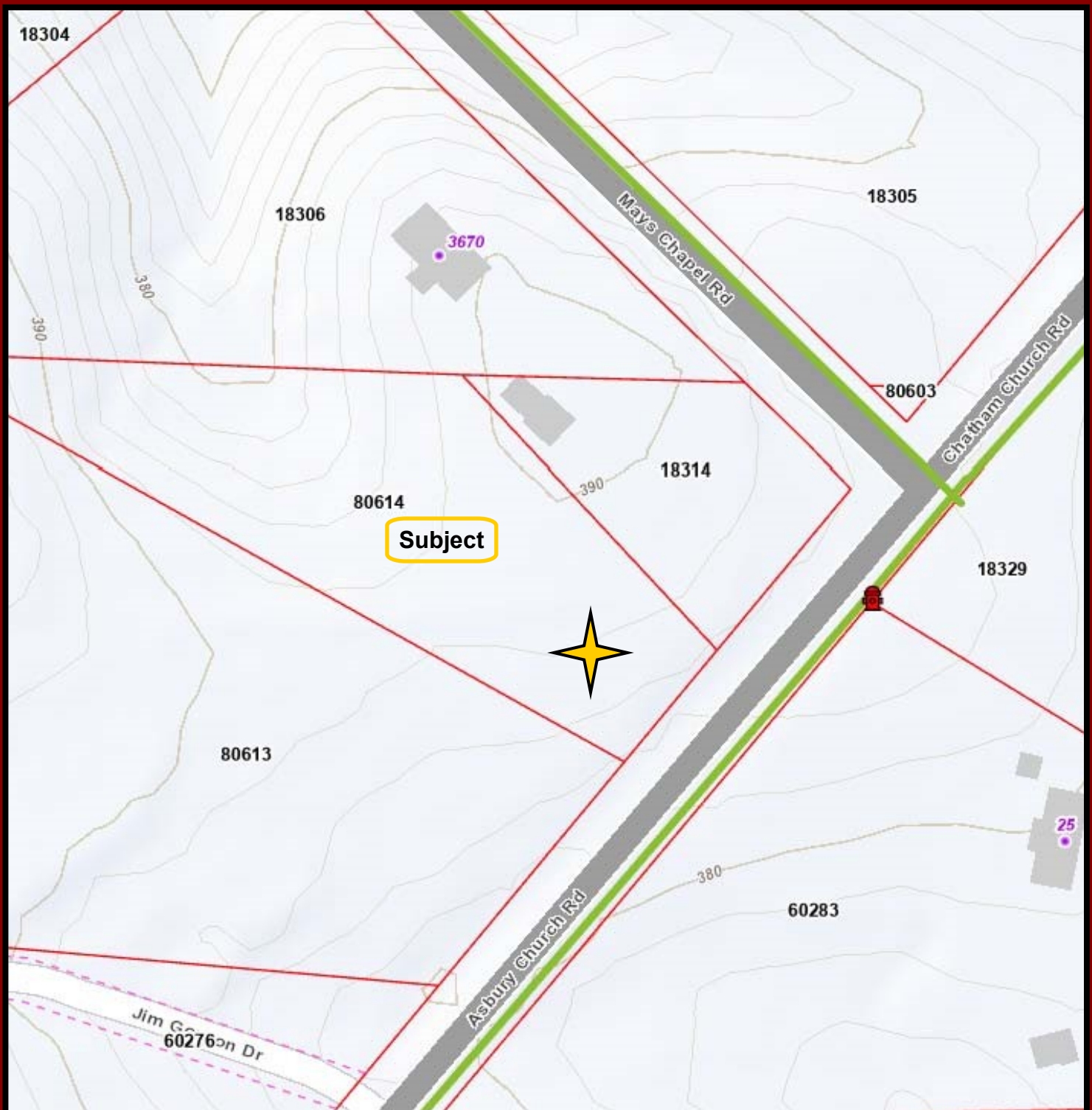
**Asking Price  
\$49,900**



Easy commute to Sanford, Moncure, Pittsboro, Apex, and Holly Springs. Less than an hour from Southern Pines & Pinehurst Golf Course.



# County Water Lines Location





# Exhibit "A"

## Property Description



Parcel # 080614  
1.5 Acres + or -  
After R/W



Parcel ID #080614

PIN #9637 00 88 4768

Legal Description J9-1-2-4

ALL OF PARCEL 4, containing 1.500 acres, more or less, according to a survey entitled "Minor Subdivision for The Hudson Heirs", prepared by Absolute Land Surveying, dated 11-11-02 and recorded at Plat Slide 2003-157, Chatham County Registry. Reference to said plat is hereby made for greater certainty of description.

# Asbury Church Road

## Alternative Septic Systems

The Asbury Church Road 1.5 acre lot is not approved for a septic permit for a conventional septic system. However, upon further investigation, there are optional systems available that could be used to provide suitable sewer management. Enclosed below are a couple of options that are available.

- Drip or Spray system that would have to be approved by the state. In researching this option, the understanding is that this would be a viable option and would be handled by a company that would facilitate all the processes from additional soils investigation and engineering to determine location and engineering, design, and installation. In doing the research, this would be one option that is reasonable to assume would be approved. The estimated cost would be between \$25,000 and \$35,000. Contact for this type of system can be provided upon request.
- CromaFlow Septic System is another option that is a suitable alternative to the conventional system and does not require any “drip” or “spray” on the surface of the ground. It is a totally subsurface system and is designed in some ways similar to a conventional system. This system is an alternative tank design that has a process of producing cleaner wastewater suitable for soils that would otherwise be unsuitable for a conventional septic system. Contact for CromaFlow can be provided upon request. The estimated cost would be between \$30,000 and \$40,000.

Because of the additional expense to do an alternative system over a conventional system, the property has been reduced from the original list price of \$72,500 to the current list price of \$49,900 to help offset that additional cost to a potential buyer. See breakdown below:

- Estimated cost to do a conventional septic system \$8,000 to \$12,000
- Estimated cost to do an alternative septic system \$25,000 to \$40,000
- Estimated Difference of between \$17,000 and \$28,000

### Property Price Reduction

|  |          |
|--|----------|
| to help offset cost of alternative septic system | \$22,600 |
|--|----------|

|   |         |
|---|---------|
| Net additional expense to buyer (Estimated worst case scenario) | \$5,400 |
|---|---------|

In addition, the property does have county water available to the site. The savings between the cost to do a well versus tapping into the county water would be significant over a property that would require a well on the site. This savings would well exceed any additional expense to buyer.

*Note: It is recommended for the buyer or buyer's agent to do all their own research and investigation for alternative septic system expenses. The information provided in this document is not a guarantee of expenses and the seller or listing broker shall not be held liable for any differences.*