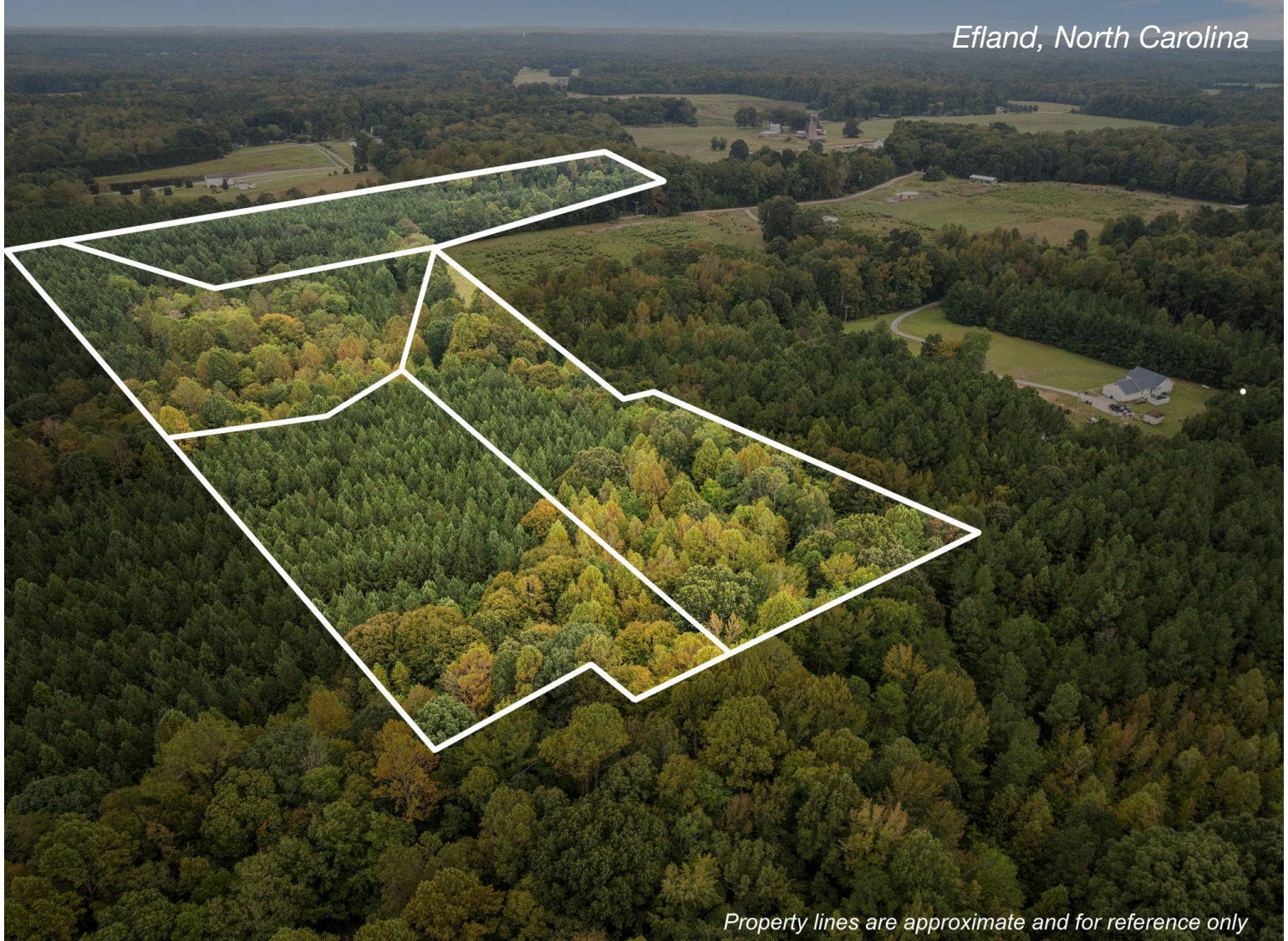


WOLF TREE

A Rare Blend of Country Charm & Prime Location



Property lines are approximate and for reference only

Offered at \$1,200,000



BELLA ROYAL

REALTOR®

919-530-0871

bella@realestatewithbella.com

www.pscp.com

Peak ■ ■
Swirles ■ ■
& Cavallito
PROPERTIES

Welcome to Wolf Tree—a scenic and thoughtfully planned subdivision nestled in the peaceful countryside of Efland, offering both tranquility and convenience. This beautiful 40-acre property is ideal for buyers or builders seeking space, privacy, and a touch of rural living—without sacrificing proximity to town centers.



PRICING

- Entire 40-acre subdivision offered at \$1,200,000

PROPERTY HIGHLIGHTS

- **Total Acreage:** 40 acres
- **Number of Lots:** 7 total
 - 1 lot ~10 acres
 - 6 lots ~5 acres each
**Note: Currently, only four 10-acre lots exist. The remaining lots are planned but not yet subdivided, pending the surveyor's work.*
- **Perc Test:** All lots approved for 4-bedroom septic systems
- **Utilities:**
 - Underground Duke Energy power is available at the adjacent Lot A
 - Lumos fiber internet is available in the area
 - The seller is currently in discussions with Duke Power and Lumos to assess the possibility of extending power and fiber to each lot prior to road construction.

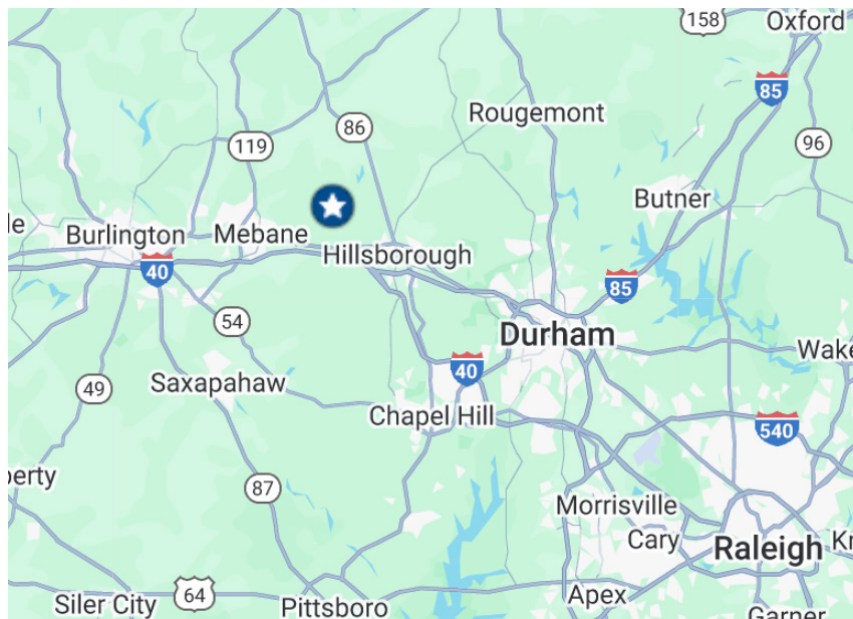
SITE & INFRASTRUCTURE

- A gravel road with a cul-de-sac is planned as an extension of Wolf Tree Way **Note: The seller may attempt to sell the property without building the road initially. If that approach doesn't work, they may move forward with road installation and list the lots individually as well as collectively.*
- Mostly wooded land with a charming stream along the western edge
- Survey is in progress **Note: Lots B and C are in the process of being divided into four 5-acre lots. Once completed, the final plat will be recorded.*
- Protective covenants are being developed to balance flexibility and quality, including:
 - No further subdivision of lots
 - Farm animals allowed (including roosters and horses)
 - Flagpoles allowed
 - No vinyl siding
- Reasonable guidelines to preserve neighborhood character and value **Note: The covenants have not yet been recorded. The seller intends to provide a draft to prospective buyers for review prior to recording, as they are retaining Lots A and F and wish to preserve a degree of influence over the neighborhood's future direction.*

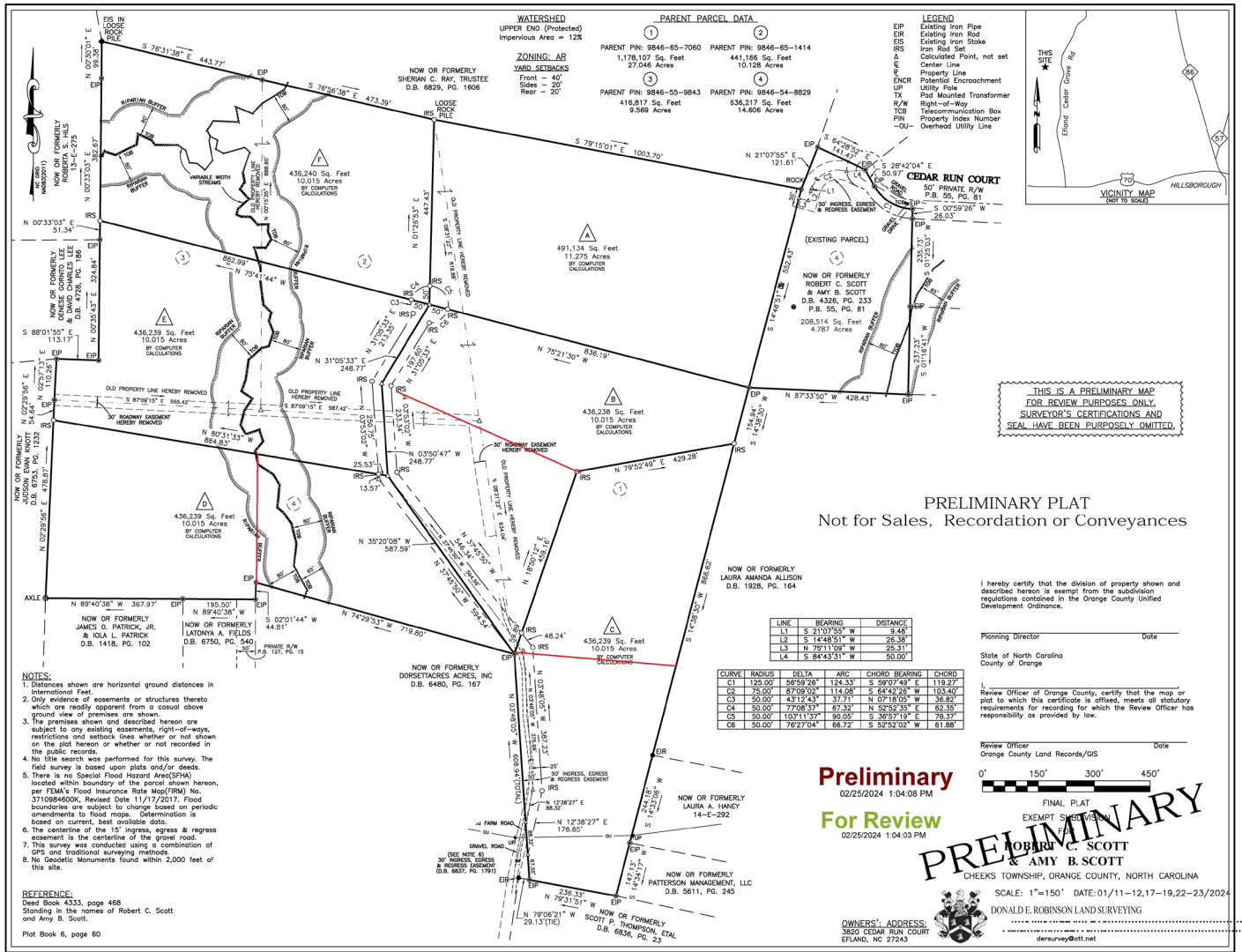


- Less than 0.5 mile to Efland Fire Dept Station 3
- 7 minutes to I-40
- 13 minutes to downtown Mebane
- 14 minutes to downtown Hillsborough
- 20 minutes to Durham
- 35 minutes to RDU Airport

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PRELIMINARY PLAT



LOT B



Acres: 10.015
Pin: 9846655086
Legal Description:
B ROBERT C
SCOTT & AMY B
SCOTT P129/23

LOT C



Acres: 10.015
Pin: 9846648408
Legal Description:
C ROBERT C SCOTT
& AMY B SCOTT
P129/23

LOT D



Acres: 10.015
Pin: 9846549823
Legal Description:
D ROBERT C
SCOTT & AMY B
SCOTT P129/23

LOT E



Acres: 10.015
Pin: 9846558219
Legal Description:
E ROBERT C SCOTT
& AMY B SCOTT
P129/23