



**TMM Real Estate, LLC**

Real Estate Brokerage Services

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## Property Profile

### Dante Pines LLC Tract Chatham County, NC

**179 +/- Acres**  
**Price - \$650,000.00**

#### Property Information:

Assessed as: Dante Pines LLC

Off Asbury Church Rd.

Sanford, NC 27330

PID: 0018132

Deed: DB 1547/820 and DB 2160/671

Tax Value: \$493,241

2020 Taxes: \$491.96 PUV

Large acreage, privacy, well managed timberland, excellent wildlife population and reasonable price will provide the new owner the opportunity to create his dream hunting/timber property while watching the land appreciate in value. Interior road system provides good access. One acre was recently purchased to add public road frontage. A new entrance needs to be installed once the weather improves. Most of the timber was harvested in 2007 and currently has a well-stocked stand of Loblolly Pine. It will be ready for the first thinning in a couple of years, which will greatly improve the wildlife habitat while providing good income. Most of the entire tract currently supports Loblolly pines.

#### Directions:

From the intersection of Hwy 15-501 and Walter Bright Rd. just north of the Deep River, follow Walter Bright Rd 0.8 mi to first left on Everett Dowdy Rd. Go 0.2 mi to first rt on Asbury Church Rd. Continue 0.3 mi to open field on left with sign. For drive in access continue 0.2 mi to woods road on left identified by Pink-Glo flagging.

Showings by appointment only. A geo-referenced map is available to help with viewing the property.

#### General Information

Best Use: Timber/Hunting/Recreation

Current Use: Timber/Recreation

Topography: Level

Access: Prescriptive easement for access to the internal road system that has been used for harvesting timber in the past. This is the way to visit the property. One acre was recently purchased to add public road frontage where the sign is located, where the abandoned easement crosses Asbury Church Rd. It is too wet to drive in at that point right now.

Currently leased for hunting at \$1,500 per year.

#### Listing Information

This property is being marketed by:

TMM Real Estate, LLC

P. O. Box 97803

Raleigh, NC 27624

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