



## TMM Real Estate, LLC

Real Estate Brokerage Services

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# Property Profile

## Poohawk Properties LLC Franklin County, NC

**168.32 +/- Acres**  
**Price - \$900,000.00**

### Property Information:

Address: NC 98 Highway  
Spring Hope, NC 27882

### Legal Information:

Parcel ID: 000887 and 000249

PIN: 2739-72-5791 and 2739-52-5512

Plat: No recent survey

Tax Value: \$464,750 PUV \$23,476

2020 Taxes: \$206.60 (Low tax assessment can be assumed)

Large seven acre lake is the focal point of this beautiful property surrounded by mature pine and hardwood sawtimber. Extensive frontage on NC Hwy 98 (1,100 feet) and Mulberry Road (360 feet). Excellent property for personal estate, retreat, future residential development, recreation or investment. Rolling topography, old trails for hiking or 4-wheelers. Hardwoods left along all streams provide cover for wildlife and stream protection. Deer, turkey and ducks are abundant, along with excellent fishing.

Property is located only 28 miles from Hwy 64 intersection with I-440 Beltline around Raleigh. Only 15 miles to Louisburg and 25 miles to Rocky Mount.

### General Information

Best Use: Retreat/Investment/Timber Management

Current Use: Timber Management

Topography: Rolling to gently sloped

Access: Frontage on NC Hwy 98 and Mulberry Rd.

### Directions:

From Raleigh take Hwy 64 east to intersection of NC Hwy 231. Go north 0.25 miles on NC 231 to left onto NC 98 Hwy. Travel 1.8 miles to property on the left. Look for sign.

### Listing Information

This property is being marketed by:

TMM Real Estate, LLC

P. O. Box 97803

Raleigh, NC 27624

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