



TMM Real Estate, LLC

Real Estate Brokerage Services

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Property Profile

Hui-Ming Sun & Jan-Chin Yang Tract Granville County, NC

222.81 +/- Acres
Price - \$628,800.00

Property Information:

Assessed as: Hui-Ming Sun & Jan-Chin Yang
Old Roxboro Road and Ben Thorp Road
Oxford, NC 27565

Legal Information:

Parcel Rec. No. 4550

PIN: 097500207907

Deed: DB 585, PG 104

Tax Value: \$394,175

Taxes: Property qualified under PUV program for reduced taxes, buyer can assume.

Fantastic timber/recreational property with 197+/- acres of planted Loblolly Pine. Immediate income from pulpwood first thinning would produce \$60,000+. Pines were planted about 1998. Over 2,500 feet of double (both sides) road frontage. Great investment opportunity for future land and timber appreciation. Abundant wildlife including deer, turkey and small game.

12 miles to Oxford, 17 miles to Roxboro, 32 miles to I-540 & Hwy 50 at Raleigh, 30 miles to Durham and 16 miles to I-85NC. Easy commute to Raleigh, Durham and RTP.

General Information

Best Use: Timber/Recreation/Future Development

Current Use: Timberland

Topography: Level to rolling

Access: 934+/- feet of double road frontage on Old Roxboro Rd & 1,587+/- feet on Ben Thorp Rd.

Zoning: AR-40

Directions:

From Oxford take Hwy 158 west approximately 8 miles to right onto Old Roxboro Rd at the community of Berea. Travel 3 miles to intersection with Ben Thorp Rd. Property is at the intersection. Look for signs.

Listing Information

This property is being marketed by:

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