# 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:
TMM Real Estate, LLC
P. O. Box 97803
Raleigh, NC 27624

Listing Agent: Edwin E. Orr, ALC, RF, CF Broker
Office Phone: 919-846-7520
Office Fax: 919-848-2230
Mobile: 919-880-4673
Email: eeorr@tmmoc.com
Website: www.tmmrealestate.com