



TMM Real Estate, LLC

Real Estate Brokerage Services

P. O. Box 97803

Raleigh, NC 27624

Office: 919+846-7520 Fax: 919+848-2230 Toll Free: 800-962-2281

Property Profile

Ransdell Charitable Lead Trust & Goldston #3 LLC Tract Harnett County, NC

**254.225 +/- Acres
Price - \$1,780,000**

Ideal location for future development, with proximity to Fuquay-Varina for shopping and amenities. Property has over 1.1 mile of frontage on Hector Creek, including a waterfall used by locals for many generations. Rolling topography provides numerous smaller creeks that feed into Hector Creek. Over 500 feet of road frontage on Kipling Road. Internal road/trails.

Incredible old growth timber stands cover the entire property. No timber has been cut in over 50 years. Timber stands are made up of high value pine and hardwood sawtimber. Grade pine and hardwood logs add significant value to the total timber value. Only 32 miles to Smithfield, one of the best markets for grade logs.

Located approximately 7 miles to Fuquay-Varina, 27 miles to downtown Raleigh, 8 miles to Lillington, 20 miles to I-95, 36 miles to RTP and 35 miles to RDU Airport. This tract is perfectly located for future development or hold for investment.

Directions: From the intersection of Hwy 401 and Hwy 42 in downtown Fuquay-Varina, travel south on Hwy 401 6.7 miles to Kipling. Turn right onto Kipling Road and travel 1.6 miles to property entrance on the right. Look for sign. Call listing agent for showing instructions before visiting the property.

General Information

Best Use: Investment/Residential Development

Current Use: Timber/Hunting/Recreation

Topography: Rolling

Access: 500 feet of frontage on Kipling Road

Public water available on Kipling Road.

Property Information:

Address: 1700 Kipling Rd. (Street number estimated)

City: Fuquay-Varina, NC 27526

Parcel ID: 080652 0057

PIN:0643-64-8175.000

REID: 0027836

Deed: DB 477 PG 110 and DB 3621, PG 0514

Tax Value: \$1,384,470.00

2019 Taxes: \$610.97 (PUV for timber)

Harnett County Zoning: Conservation – 23.49 acres,

RA-30 – 222.67 acres,

Watershed: Cape Fear River

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

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