



TMM Real Estate, LLC

Real Estate Brokerage Services

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Property Profile

Hicks Tract – Block A Franklin County, NC

4.15 +/- Acres
Price - \$30,000.00

Two adjoining parcels provide a wonderful building opportunity for one or more homes. Excellent road frontage. Approximately one acre is open land for yard or garden. 20+/- year old planted pines and a mixture of older pine and hardwood make up the wooded portion of the property. A well is still in place that served a mobile home previously. Well is thought to be shallow and may have limited capacity. Great level topography, soils appear to be suitable for septic. Old building has no value.

Property Information:

Address: 1417 & 1361 Alert Road
City: Warrenton, NC 27589

Legal Information:

Parcel ID: 011839 and 011840
Deed: DB 878, PG 452 and DB 880, PG 819
PB:
Tax Value: \$26,010
2020 Taxes: \$181.52 Under partial timber deferment.

Directions: From intersection of US Highway 401 and Highway 39 in Ingleside, take Hwy 401 north 6.9 miles to right onto Alert Rd. Continue 1.6 miles to intersection with Ed Faulkner Rd. Property is on the right beginning at small clearing with well house. Look for sign.

General Information

Best Use: Residential Use
Current Use: Timber/Vacant
Topography: Level
Access: Approximately 650 feet of road frontage
Zoning: AR

Distance to:

Franklinton	24 Miles
Louisburg	14 Miles
Henderson	16 Miles
Raleigh (I-540 North)	40 Miles

Listing Information

This property is being marketed by:
TMM Real Estate, LLC
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