



TMM Real Estate, LLC

Real Estate Brokerage Services

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Property Profile

Hicks Tract – Block B Franklin County, NC

6.85 +/- Acres
Price - \$30,000

Quiet area with privacy in northern Franklin County with room to build for your children or friends. Extensive road frontage on two roads offers the opportunity to subdivide. Level topography, soils appear to be suitable for septic. Approximately one acre is open along the road right-of-ways. Merchantable timber value in 20+/- year old planted pines and a mixture of older pine and hardwood that make up the wooded portion of the property.

Property Information:

Address: TBD Alert & Ed Faulkner Road
City: Warrenton, NC 27589

Legal Information:

Parcel ID: 011838
Deed: DB 845, PG 136
Tax Value: \$13,260
2020 Taxes: \$14.77 Under 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. Property is in the fork of both roads. Look for sign.

General Information

Best Use: Residential Use/Timber/Investment

Current Use: Timber/Vacant

Topography: Level

Access: Approximately 1,500 feet of road frontage on Alert and Ed Faulkner Roads

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
P. O. Box 97803
Raleigh, NC 27624

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