



TMM Real Estate, LLC

Real Estate Brokerage Services

P. O. Box 97803

Raleigh, NC 27624

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Property Profile

Hicks Tract – Block C Franklin County, NC

47 +/- Acres
Price - \$140,000

Lots of options for this property made up of three tax parcels. Extensive road frontage offers the opportunity to subdivide. Quiet area in northern Franklin County with room to build multiple homes for your children or friends. Great recreational property with fantastic hunting available with deer, turkey and small game. Trails and room to develop more trails for 4-wheelers or horses. Level topography, soils appear to be suitable for septic. Small pond. Well managed timber including four different age classes of planted pines that can be managed for steady timber income well into the future. Significant merchantable timber value.

Property Information:

Address: TBD Ed Faulkner Road The adjoining home address of 128 Ed Faulkner Rd can be used to find the property with GPS.

City: Warrenton, NC 27589

Legal Information:

Parcel ID: 0118379 (portion east side of the road), 011314 & 027725

Deed: DB 788, PG 128, DB 948, PG 976 & DB 1067, PG 243

Tax Value: \$73,437

2020 Taxes: \$133.08 Under timber deferment which can be assumed if land is kept in timber production.

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 a left onto Ed Faulkner. Continue 0.2 miles to property on the right. Look for sign.

General Information

Best Use: Residential Use/Timber/Investment

Current Use: Timber/Vacant

Topography: Level

Access: Approximately 800+/- feet of road frontage on Ed Faulkner Road

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:

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P. O. Box 97803

Raleigh, NC 27624

Listing Agent: Edwin E. Orr, ALC, RF, CF Broker

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Information has been gathered from sources deemed reliable but is not guaranteed. Prospective purchasers should obtain verification upon the advice of legal counsel and/or other sources satisfactory to them. The Broker assumes no liability for inaccuracies in the listing information.