



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

Myron Melamed LLC Tract Franklin County, NC

Lot B
31 +/- Acres
Price - \$185,000.00

Property Information:

Address: NC 39 Highway
Louisburg, NC 27549

Legal Information:

Parcel ID: 018872

PIN: 2807-79-1274

Deed: DB 1660, PG 554

PB 2007- 391

Est. Tax Value: \$65,000+/- PUV \$11,000+/-

2017 Estimated Taxes: \$110+/- (Low tax
assessment can be assumed)

Excellent property for future residential use,
appreciation, recreation use, investment.
Rolling topography, trails for hiking or 4-
wheelers. Old fields planted with Loblolly Pine
in 2010. Cutover planted with Loblolly Pine in
February 2015. Release herbicide spray applied
in September 2017. Hardwoods left along all
streams provide cover for wildlife and stream
protection. Deer and turkey are abundant.

Property is located only minutes from
downtown Louisburg, 30 minutes from Wake
Forest, and 45 minutes from Raleigh.

General Information

Best Use: Investment/Timber Management

Current Use: Timber Management

Topography: Level to gently sloped

Frontage: 790+/- feet on NC Hwy 39/Hwy 401.

Directions:

From intersection of NC Hwy 39 and Hwy 561 in
Louisburg, go north on NC Hwy 39 approximately
3.9 miles to property on left. There are two
entrances. Look for sign. Property shown by
appointment only.

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

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.