



TMM Real Estate, LLC

Real Estate Brokerage Services

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Property Profile

Doris Massey Tract - South Alamance County, NC

150 +/- Acres
Price - \$625,000.00

Property Information:

Assessed as Doris Massey, deceased.

Owners - Garry H Massey and Lydia M Jernigan

Address: 2389 Hughes Mill Rd & Hwy 62

City: Burlington, NC 27217

Legal Information:

Parcel ID: Alamance # 169534

Deed: Alamance: Bk 2317, Pg 92,

Tax Value: \$470,000 (estimated)

Create a legacy for your family! Build your new home in the 3 acre "Oak Grove" containing 100+/- year old trees surrounding the old home place at 2389 Hughes Mill. Potential for recreational use, forest management or investment. The old home was originally built about 1930 and is showing its age. The old barn is serviceable and shows the craftsmanship put into it many years ago. Home and buildings sold "As Is" with no warranties or representations. Fantastic recreational property with trails and wildlife food plots. Mature timber stands ready for harvest and younger planted pines that are ready to thin. Nice 1.5-acre pond and mature old growth pine and hardwood timber over much of the property. Abundant wildlife. Fast access to I-40/85 and only an hour from Raleigh and 45 minutes from Greensboro.

Directions: From Burlington/Graham/Haw River take Hwy 49 north to intersection with Hwy 62. Continue straight on NC-62 approximately 3.2 miles. Property begins on left at orange flagging and continues to Hughes Mill Rd intersection. Look for sign.

General Information

Best Use: Timber/Residential/Recreational

Current Use: Timber Production

Topography: Level to rolling

Access: 2,800+/- feet of direct road frontage on

NC 62 Hwy. 2,200 feet on Hughes Mill Rd.

Zoning: Not Zoned

Survey: Offer on this property should be based on a per acre price to be determined by survey at buyer's expense. Sale price to be determined by net acres, less public road easements.

Showing Info: All showings must be by appointment. Property is leased for hunting. Wear orange and go during the middle of the day. Approximate location of boundary corners on roads have been flagged with Pink flagging. Southern boundary on Hwy 62 is flagged orange adjacent to cleared lot on adjoining land. Gates are not locked, please close them when you leave.

This property is being marketed by:

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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.