



TMM Real Estate, LLC

Real Estate Brokerage Services

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Property Profile

Willie Pace Road Tracts Alamance County, NC

Tract A – 7 Ac - Under Contract
Tract B – 28 Ac – Under Contract
Tract C - 45+/- Acres - \$220,000

Property Information:

Owner - Garry H Massey

Address: 5008 Willie Pace & 5008 Odell King Rds.

City: Burlington, NC 27217

Parcel ID: #169523

Deed: Alamance: Bk 2317, Pg 95

Tax Value: PUV for reduced tax rate

Tract A has road frontage on both roads. Could easily be subdivided into lots. Old home has no value but is occupied.

Tract B has extensive road frontage on both roads. Old home has no value. Presently leased to hunters for the season. Dog pens, deer cooler, well pump, air conditioner units, etc. belong to lessee and do not convey. Buildings sold "As Is" with no warranties. Majority of the property contains a planted pine stand almost ready to thin.

Tract C offers the opportunity to build your home in front and have acreage to hunt deer and turkey right outside the back door. It has a 1+/- ac lake, mature pine and hardwood along Owens Creek. Well managed timber stands have considerable value and offer immediate and future income. Could build a home and still have enough acreage to keep lower PUV tax rate for timber management. Nice location for permanent home or weekend retreat. Trail system through the property.

Directions: From Burlington/Graham/Haw River take Hwy 49 north to intersection with Hwy 62. Continue straight on NC-62 approximately 2.4 miles to Willie Pace Rd intersection. Turn left go 0.25 miles to tract on both sides of the road. ill Rd. Look for sign. Fast access to I-40/85 and only an hour to Raleigh and 45 minutes to Greensboro.

General Information

Best Use: Residential/Recreational/Timber

Current Use: Timber Production

Topography: Level to rolling

Access: direct road frontage on Willie Pace and

Odell King Roads

Zoning: Not Zoned

Survey: Offer on these tracts 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. Cable is not locked, please close it when you leave. Best to walk in from the road. Old houses are leased, details available.

This property is being marketed by:

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