



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

Tar River Plantation McLeod & Ransdell, ET AL Granville County, NC

**275 +/- Acres
Price - \$1,600,000.00**

Property Information:

Assessed as: McLeod – Ransdell ET AL
Smith Rd and US Hwy 15
Oxford, NC 27565

Legal Information:

Parcel Rec. No. 2474
PIN: 180900687420
Deed: DB 708, PG 46
Tax Value: \$511,956
2017 Taxes: \$954.90 PUV program for timber,
reduces taxes, buyer can assume.

Fantastic timber/recreational property with over 4 Million Board Feet of merchantable, 100% wooded, with old growth pine and hardwood sawtimber. Timber cruise available. Over 3,800 feet of frontage on Tar River. Over 4,000 feet of road frontage. Great investment opportunity for future land appreciation. Four miles off Interstate I-85 at Exit 202 near Oxford, NC. Easy commute to Raleigh, Durham and RTP. internal road system. Abundant wildlife including deer, turkey and small game.

Research shows this property dates back to pre-Civil War. Old plantation home is beyond repair. Some historical info available. Small cemetery on property.

Property shown by appointment only!

General Information

Best Use: Timber/Recreation/Future Development
Current Use: Timberland
Topography: Level to rolling
Access: 1,430 feet Road frontage on Smith Rd &
2,660 feet frontage on US Hwy 15
Zoning: AR-40

Directions:

From Hwy 15 and Hwy 56 intersection in Creedmoor, travel north on Hwy 15 6.9 miles to Smith Rd on the left. Property is on the left and north of Smith Rd. Property continues with frontage on Hwy 15 for 2,660 feet. Approximately 4.6 miles from Hwy 15 and I-85 intersection in Oxford, NC.

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.