



TMM Real Estate, LLC

Real Estate Brokerage Services

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Property Profile

Stewart & Franklin McLeod & Ransdell Farms, LLC Chatham County, NC

31.73 +/- Acres*
Price - \$1,900,000.00

Hidden gem new to the market, with tremendous potential in Pittsboro and developing Chatham County. An undeveloped property in a fantastic location, with potential for multiple types of residential development. Age restricted or affordable homes are just two possibilities. Water and sewer lines on Old Graham Rd and on the back side of the property. Rolling hills and large mature timber make this property a joy to walk.

*Sellers do not have a recent survey and assessed tax acreage of 21 acres is incorrect. Acreage has been estimated at 31.73 acres by 1999 study by John R McAdams Co. Lot plan provided only to show the acreage, other plans are more suitable.

Brookstone Lane runs along a portion of the southern boundary, with Cambridge assisted living facility on that property. Sherwood Forest subdivision adjoins the north boundary with single family homes along Oakwood Dr.

Property Information:

Assessed as: W. Stewart McLeod,
Bernard F. McLeod III & Ransdell Farms LLC
Address: Old Graham Rd, Pittsboro, NC 27312
Parcel Rec. No. 0006844
PIN: 974218402333
Deed: DB 2157/357 & 1078/620
Tax Value: \$355,821
2022 Taxes: \$42.44 under PUV program for
timber, reduces taxes.

General Information

Best Use: Residential Development
Current Use: Timberland/Undeveloped
Topography: Level to rolling
Access: 1,000+/- feet on Old Graham Rd
Zoning: Pittsboro R-12

Directions:

From the Pittsboro roundabout, go west on US 64 Bus 0.5 miles to right on Hwy 87. In 0.2 miles at the roundabout, take the right fork on Old Graham Rd. Travel 0.6 miles to property on the right. Look for sign.

Listing Information

This property is being marketed by:
TMM Real Estate, LLC
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