



TMM Real Estate, LLC

Real Estate Brokerage Services

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Property Profile

John & Elizabeth Morris Tract Franklin County, NC

35.47 +/- Acres
Price - \$141,900.00

Property Information:

Address: Weldon Rd
City: Louisburg, NC 27549

Legal Information:

Parcel ID: 011259
PIN: 2809-45-6987
Deed: DB 1843, PG 588
Plat: PB C3 PG 89-55
Tax Value: \$60,230.00
2016 Taxes: \$105.78 PUV program for timber,
reduces taxes, buyer can assume.

First time on the market, this property contains 16 acres of mature pine plantation, the remaining acreage contains mixed pine and hardwood. Beautiful property and location for your new home. Extensive road frontage offers the opportunity to subdivide, with 5+/- acres on the south side of Weldon Rd. Old home has no value, do not enter the home. There is an open well that has been covered with concrete, wood and tin. It has been flagged off with pink-glo flagging. Do not enter the area inside of the flagging. There is a working well beside the house that supplies the home next door at 282 Weldon Rd through an easement.

Located approximately 7 miles to Louisburg, 10 miles to Henderson, 45 miles to Kerr Lake and 30 miles to US-401 at I-540 in Raleigh, this tract provides easy access back to amenities and is perfect for a new home or country getaway.

Directions: From Louisburg, follow Hwy 39 N for 6.8 miles. Turn left on Weldon Rd and go 0.5 mi. Property on both sides of road. Look for sign.

General Information

Best Use: Development/Residential
Current Use: Timber
Topography: Rolling
Access: Approximately 1,300 feet of road frontage
Zoning: AR

Listing Information

This property is being marketed by:
TMM Real Estate, LLC
P. O. Box 97803
Raleigh, NC 27624

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