



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

Mooney Tract Person County, NC

84.29 +/- Acres
Price - \$315,000

Fantastic location with excellent road frontage and easy commute back to Durham and I-40 / I-85. Significant timber value and excellent logging conditions. Excellent appreciation potential. Timber consists primarily of upland hardwoods containing mostly oak and poplar, with some scattered areas of Loblolly, Shortleaf and Virginia pine. Small area of planted pine along the road frontage. Abundant wildlife with deer and turkey.

Property Information:

Assessed: Noel Lang Baucom

Address: TBD Moore's Mill Road (house number across the street is 5845 Moore's Mill Rd. for GPS use)

City: Rougemont, NC 27572

Parcel ID: 4515

Deed: DB 131 PG 245

PB: 20 PG 21

Tax Value: \$194,750

2020 Taxes: \$193.50 Under timber deferment.

Directions: From intersection of I-40 and Hwy 501 in Durham, travel 12+/- miles north on Hwy 501 to right on Moore's Mill Rd. Go 5 miles to tract on the right. Look for sign and pink flagging tied on the property corners and at two parking areas.

General Information

Best Use: Residential/Timber/Recreation/Hunting

Current Use: Timber/Vacant

Topography: Rolling

Access: Over 1,500+/- feet frontage on Moore's Mill Road

Zoning: R - Residential

Distance to:

Durham I-40 17 Miles

Roxboro 12 Miles

Raleigh (I-540 Outer Loop & RDU) 31 Miles

Greensboro 60 Miles

Wilmington 176 Miles

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.

Mooney Tract

Person County, NC

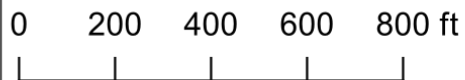
Legend

- Property
- Stream
- Intermittent Stream

Legal Information

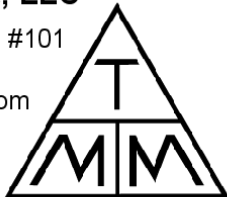
Record #: 4515
Deed: Book 131, Page 245
Plat: Book 20, Page 21
Deeded area: 84 acres

Scale: 1" = 400'



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

800 Salem Woods Dr. #101
Raleigh, NC 27615
www.tmmrealestate.com
info@tmmoc.com
919-846-7520
Date: 2021-05-17



Mooney Tract

Person County, NC

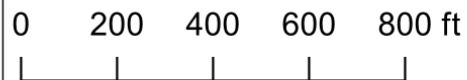
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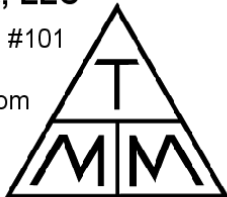
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Mooney Tract
Person County, NC

Roxboro

PERSON COUNTY

GRANVILLE COUNTY

ORANGE COUNTY

DURHAM COUNTY

Stem



0 1 2 3 4 5 miles

