



TMM Real Estate, LLC

Real Estate Brokerage Services

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Property Profile

**Carol T Lea &
Francis T Kline Heirs
Franklin County, NC**

**155 +/- Acres
Price - \$2,800,000.00**

New to the market! Property has been held in the same family for several generations.

Fantastic location for future development in growing southern Franklin County. Extensive road frontage with over 6,100 feet of frontage on two roads offers multiple opportunities to subdivide. A great investment opportunity with great potential for future land appreciation. Property has minimal streams and wetlands offering a blank slate for future development with a maximum area of usable land. Topo is gently sloping to level. Truly a diamond in the rough!

A large percentage of the soils look good for septic on soil maps, but no testing has been done. Power is available on site; county water is located on Hwy 39.

Property currently contains a naturally regenerated six-year-old stand of Loblolly Pine. Stocking is very good with a possible pulpwood thinning occurring in about 10 years.

Directions:

From Bunn, go north on Hwy 39 toward Louisburg 1.7 miles to right on Ferrell's Bridge Rd. Property begins 0.3 miles on the left. Continue to next intersection, turn left on Mutt Winstead Rd. Property is on both sides of road.

Twenty miles to I-540 at Raleigh and 12 miles to Hwy 64 at Zebulon. Easy commute to Raleigh, Durham and RTP.

Property Information:

Assessed as: Carol T Lea & Francis T Kline
Address: TBD Ferrell's Bridge Rd.
Louisburg, NC 27549
Tax Value: \$462,830
Legal Reference: Fannie U Timberlake 69-E-31
2022 Taxes: \$3,980.34 Not in deferred program.
There is not a recent survey of the property.

General Information

Best Use: Future Development/Investment
Current Use: Timberland
Topography: Level to rolling
Access: 3,623+/- feet frontage on Ferrell's Bridge Rd & 2,535 feet frontage on Mutt Winstead Rd
Zoning: R-30

Listing Information

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