



## 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

## Hicks – Rogers Tract Person County, NC

**136.7 +/- Acres**  
**Price - \$330,000**

Fantastic recreational/timber tract with easy access back to Durham or Raleigh. Excellent appreciation potential. Abundant deer and turkey population with excellent genetics for whitetails. Significant timber value and excellent logging conditions. Timber cruise available. Timber consists primarily of upland hardwoods containing mostly oak and poplar, with some scattered Loblolly and Shortleaf pine. Older timber makes walking through this tract very easy. Boundaries are painted red.

### Property Information:

Assessed: Noel Lang Baucom

Address: TBD Mt. Harmony Church Rd. (house number at easement is 3231 Mt. Harmony Church Rd. for GPS use)

City: Rougemont, NC 27572

Parcel ID: 4514

Deed: DB 127 PG 555, DB 127 PG 556 Easement

PB: 20 PG 5 and PB 20 PG 37

Tax Value: \$240,592

2020 Taxes: \$287.89 Under timber deferment.

**Directions:** From intersection of I-40 and Hwy 501 in Durham, travel 9.2+/- miles north on Hwy 501 to right on Bahama Rd. Travel 13.4 miles with no turns. Bahama becomes Moriah Rd, then becomes Mt. Harmony Church Rd. Look for pink flagging tied easement entrance and sign on property.

### General Information

Best Use: Timber/Recreation/Hunting

Current Use: Timber/Vacant

Topography: Rolling

Access: Deeded easement from Mount Harmony

Church Rd. Old roadbed through the interior of the property can be opened up for better access.

Zoning: RC – Rural Conservation

### Distance to:

Durham I-40

22 Miles

Roxboro

11 Miles

Raleigh (I-540 Outer Loop & RDU)

37 Miles

Greensboro

66 Miles

### Listing Information

This property is being marketed by:

TMM Real Estate, LLC

P. O. Box 97803

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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](mailto:eeorr@tmmoc.com)

Website: [www.tmmrealestate.com](http://www.tmmrealestate.com)

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