



TMM Real Estate, LLC

Real Estate Brokerage Services

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Property Profile

Lydia Jernigan Tract - North Alamance & Caswell Counties, NC

42 +/- Acres
Price - \$170,000.00

Property Information:

Owner - Lydia M Jernigan

Address: 2425 Hughes Mill Rd & Hwy 62

City: Burlington, NC 27217

Legal Information:

Parcel ID: Caswell # 0090.00.00.0028.0000,
Alamance # 169574

Deed: Alamance: Bk 2317, Pg 89,

Caswell: Bk, 489, Pg 826

Tax Value: \$130,000 (estimated)

Potential for recreational use, forest management or investment. Terrific property with mature old growth pine sawtimber on 24+/- acres and 10 acres of 14 year old pine plantation. Well managed timber stands offer immediate and future income. Nice location for permanent home or weekend retreat. Level ground, private entrance and mature timber offer seclusion and beautiful location for your new home. Abundant wildlife. Fast access to I-40/85 and only an hour from Raleigh and 45 minutes from Greensboro.

Directions: From Burlington/Graham/Haw River take Hwy 49 north to intersection with Hwy 62. Continue straight on NC-62 approximately 3.7 miles to Hughes Mill Rd intersection. Tract will be on the right, on the north side of Hughes Mill Rd. Look for sign.

General Information

Best Use: Timber/Residential/Recreational

Current Use: Timber Production

Topography: Level to rolling

Access: 1,700+/- feet of direct road frontage on NC 62 Hwy. 500 feet on Hughes Mill Rd.

Zoning: Not Zoned

Survey: Offer on this property should be based on a per acre price to be determined by survey at buyer's expense. Sale price to be determined by net acres, less public road easements.

Showing Info: All showings must be by appointment. Property is leased for hunting. Wear orange and go during the middle of the day. Approximate location of boundary corners on roads have been flagged with Pink flagging. Northern boundary on Hwy 62 is the end of the pine plantation adjoining the cleared land. Enter the property off of Hughes Mill Rd by the old barns.

An asphalt and concrete plant was proposed for the adjoining property in 2020, but the permit was denied.

This property is being marketed by:

Listing Agent: Edwin E. Orr, ALC, RF, CF Broker

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