



# 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

### Buckhorn Properties Partners LLC Tract Orange County, NC

**228.29 +/- Acres**  
**Price - \$4,590,000**

Outstanding opportunity for a large acreage purchase in the highly sought-after I-85 / I-40 corridor in Orange County. Rare opportunity for tracts of this size to come available in this area. Two miles from I-85/I-40. Excellent road frontage, great topography, soils appear to be suitable for septic. Predominantly wooded property with 148+/- acres managed 28 year old pine sawtimber and 47+/- acres of farmland. Two rental homes are included.

#### Property Information:

Address: 2300 Buckhorn Rd & 1842 Bushy Cook Rd  
Efland, NC 27243

Parcel ID: 9833996579

Deed: DB 5408, PG 233

PB: 117, PG 63

Tax Value: \$1,648,546

2022 Taxes: \$3,886.92 Under timber deferment.

**Directions:** From intersection of I-40 / I-85 and Mt. Willing Rd. Exit 160, go south 350 feet to stop sign. Right on West Ten Rd. travel 1.34 miles to left on Bushy Cook Rd. Go 1.2 miles, property begins on left at Leah Marie Rd. Entrance to main portion of the property is 800 feet further down the road at the field. From Mebane Exit 157, go south on Buckhorn Rd. 2.2 miles to property on left. Look for signs and pink flagging at entrance. Shown by appointment.

#### General Information

Best Use: Residential Development/Investment

Current Use: Timber/Farming/Vacant

Topography: Rolling

Access: 2,600+/- feet frontage on Bushy Cook Rd and 1,800+/- feet on Buckhorn Rd

Zoning: AR

Mebane has water and sewer about one mile away

#### Distance to:

Hillsborough, I-85 and I-40 10 Miles

Mebane, NC 5 Miles

Durham Performing Arts Center 22 Miles

University of North Carolina 20 Miles

RDU Airport 38 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

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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.



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### **Additional Property Information: Buckhorn Properties Partners LLC**

Showings by appointment only... contact listing agent.

One of Orange County's finest, well managed farm and timberland tracts being offered for the first time in generations. Close to new school and high growth area near Mebane.

Large size, extensive road frontage on two public roads, excellent topography and fantastic location makes this farm especially unique & attractive.

New boundary survey made in 2017 by Landmark Surveying, Inc.

47+/- acres of open farmland, in two fields, have been managed by prominent local landowner/farmer for 30+ years. Under annual lease. Buyer must allow the farmer to harvest any crop in the field at the time of the sale. Lease is paid at the end of the year for that current year.

148+/- acres of timberland, predominantly consists of a 28+/- year old stand of planted Loblolly Pine, last thinned in 2019. Smaller areas of older mature pine occur with areas of mixed pine hardwood along the branches. Timber volume and value estimate available to qualified buyer.

Owners have not made an evaluation of the soils. USDA Soil Map is available.

Annual hunting lease provides additional opportunity for income or personal recreation. Abundant wildlife on the farm.

Frontage along Bushy Cook & Buckhorn Roads, with entrances from each.

Land is enrolled in the Present Use Value Program for timber and farming, which significantly reduces property taxes. PUV assessment can be assumed by the buyer.

Two rental homes are currently managed by local real estate management company. Gross monthly income for both homes is \$2,300. More information on the homes is available.