



TMM Real Estate, LLC

Real Estate Brokerage Services

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Property Profile

Anne Murphy - Tract C Granville County, NC

217 +/- Acres
Price - \$1,300,000

Formerly known as the Turner Trace property, this property has been in the same family going back to the 1800's. Ideal timber, recreational property with great appreciation value in southern Granville County, Wilton area. The new Tar River Elementary School is less than a ¼ mile away.

Prime timber investment opportunity. Recently thinned in 2022. Approximately 25+/- acres still needs to be thinned. This tract has substantial timber value now and will increase significantly in the future. Timber consists primarily of 25 – 35 year old pine. There are stands of hardwood, including bottomland hardwoods along the streams and upland oak stands. There are scattered stands of significantly older timber as well. All of this timber will increase significantly in value over the next 10+ years as more of it grows into larger sawtimber size class.

Abundant wildlife including deer and turkey are available in this area. Several small fields are available for food plots. The 11+/- acres in fields have been farmed each year with soybeans for wildlife. Gated access is available from Hwy 96. The property on the east boundary in a conservation easement so there should be no threat of development on that side.

Buyer to be responsible for any survey costs. Offer can be made on a per acre basis, to be determined by the final surveyed acreage.

Property Information:

Assessed owner: Anne B Murphy (deceased)
Owners: Elizabeth M Howell & Julianne Murphy
Street Address for house adjacent to the property is 2639 Hwy 96 Franklinton, NC 27525.

General Information

Best Use: Timber/Recreation/Residential/Investment
Current Use: Timberland
Topography: Level to rolling
Access: 2,600+/- feet frontage on Hwy 96
Zoning: AR40

Directions:

Shown by appointment only, call listing office.

From Hwy 56 and Hwy 96 intersection, go north 1.1 miles to property beginning on right, adjacent to Banks United Methodist Church 2632 Hwy 96. Continue 0.3 miles further to a gated entrance. 7+/- miles to Franklinton, 7+/-miles to Creedmoor

Legal Information:

Rec. Number: 2924(east of Hwy 96), 2928
Deed: DB 1044, PG 919
Plat: PB 8, PG 32
Tax Value: \$1,358,480 (for 210.89 acres)
\$103,895 (for 37.48 acres)
2022 Taxes: \$620.32 PUV program for timber, reduces taxes, buyer can assume. (for 210.89 acres)

Listing Information

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