

MLS #:2001827

ACTIVE

LAND



LP: \$100,000



756 Live Oak Church Road

Selma, NC 27576

Lot #: 0

SubArea: 325/E

Road Frontage
Property Leased No
Lease Expires

Subdivision: Not in a Subdivision

Neighborhood:

Seller Name: Audrey Fleming Johnson

SP:

Est Closing Dt:

School Information

ElemSch1 Johnston - Selma

ElemSch2

MidSch1 Johnston - Selma

MidSch2

HighSch1 Johnston - Smithfield Selma

HighSch2

Directions Take Hwy 70 bypass toward Selma. Exit 333 take Buffalo Road about 3.5 miles to right on Live Oak Church Road. Property will be on the right just past Hickory Hills S/D. Watch for sign.

Remarks 15.75 mostly wooded acres. Unrestricted with many possibilities. Build a small farm, have horses or just peace and quiet. Located between Buffalo Road and 2 miles to Hwy 96. Only 4 miles to Smithfield/Selma and Hwy 70 and 7 miles to I-95. Yet completely rural with two old houses still standing. No septic on the property and one old well. No warranty on the well. Old family home-place ready for your new home, doublewide manufactured or modular homes. No septic tests. Buyer to survey & do tests.

General Information

Approximate Acres 15.75

Wooded Acres 14.00

Cleared Acres 1.75

Price per Acre 6,349.21

Perk Test No

Perk Test Date

of Beds Yielded

Water/Sewer Fee

Deed Restrictions none

Lot Dimensions

Restrictive Covenant Rmks Unrestricted except Selma zoning. Located in Selma's Extra Territorial Jurisdiction (ETJ).

Financing & Taxes

Tax Value \$50,870.00

Tax Rate 0.78000

Tax Map/Blk/Prcl/Lot Selma ETJ

Zoning R-20

Total HOA Dues: /

PIN # 260700-80-3631

Legal Description Deed 1148 page 859 plat 5 page 311

Inside City No

Financial Comments New Loan needed. Will not sub-divide. NO owner financing. Need Letter of credit

Features

Property Type Vacant

Miscellaneous Horses OK

Location Rural

Topography Level

Utilities Cable Available, Electricity Available, Telephone Available

Buildings Other Houses

Road Frontage Description Has Frontage

Road Description Public Maintenance, US Highway

Vegetation Brush, Hardwoods, Heavy Wood

Restrictions Can Use Own Builder, Double Mobile Allowed, Modular

Water Supply Need Well, Well On Site

Allowed, No Restrictions, Single Mobile Allowed

Transportation Airport 6-10 Mi, Municiple/Cnty Airport

Sewer/Septic Need Septic, No Perk

Equipment/Prod No Equipment Provided

Improvements Driveway

Lot Description Secluded, Wooded Lot

Showing Instructions

Show Instructions: Vacant

Appointment Phone 919-595-8989

LA: R14700 Rose H Hammond - PrfPh: 919-965-0223

Lic#: 135520

Possession At Time Of Closing

LO: 1956 Rose's Realty - OFC: 919-965-0223

DOM 6

Co-LA:

DOMLS

Prospect Exempt No

Comp BA: 3/% / Y

Comp SA: 0/% /

Waterfront

Waterfront Access
Water Body Name

Waterfront Type
Approx Ft of Wtr Frontage

Comparable Information

Sale Agent: /

Sale Office: /

Pending Date:

Selling Info:

Financial Concessions (CC):

Other Concessions:

Special Circumstances:

Terms of Sale

Sold Price

Closing Date

Agent Only Remarks

A small path leads to the old houses and family will be removing personal property by May 1, 2015. See documents for online records. Family owned for more than 100 years. Great developmental potential. Hickory Hills S/D close by. Please make earnest money check payable to the closing attorney.