



4749 Princeton Kenly Road
Unit # Kenly
 NC
Zip 27542
Subdivision Not in a Subdivision
Neighborhood
SubArea 325 - Johnston County/G
Listing Type Exclusive Right
Listings Service Other
Variable Rate Yes
Prospect Exempt No

List Price \$120,000

Sold Price

DOM 44
CDOM 44
Possession At Time Of Closing
Contract Date
Due Diligence Exp Date
Closing Date
Financial Concessions

**Remarks**

Remarks 14.46 acres in 3 tracts of 4.8 acres each parcel now combined. See disclosure & plat. In ground petroleum tanks in back yard. Property is vacant. No records for septic found. Storage barns, silo, Large two story buildings behind the house. Other old barns on adjacent parcels. Some land in flood plain on all lots. Electric and heat is on. Electrical and plumbing needs upgrading. Water is turned off for now due to cold nights. Bring all offers as sellers are motivated. Walking the land is permitted.

Agent Remarks Make EM to closing attorney. DD to owner. AS IS so 10 due diligence for cash and 20 days for loans requiring appraisal. Sellers will do no repairs. Sale just fell through and back on the market after eviction of occupant and combined three parcels. Do not remove any personal property. Walk the land anytime. Three signs on road frontage and backs up to the creek.

Directions

Take highway 70 to Selma. Left on highway 301 through Selma and Micro. Right on Truck stop road just past Micro. Left on Princeton Kenly Road. Property on the corner of Rhodes road.

Schools

ElemSch1 Johnston - Princeton
MidSch1 Johnston - Princeton
HighSch1 Johnston - Princeton

ElemSch2
MidSch2
HighSch2

Measurements and Rooms

Approximate Acres 14.450	11+ Acres	MBedFloor Main	14.4x14.4
Lot Dimension 192.83x110.93x875.98x489.5x159.		Bedroom 2 Floor Main	13.3x12.9
Living Area Above Grade 1,620		Bedroom 3 Floor Main	11.5x11.5
Living Area Below Grade 0		Bedroom 4 Floor	
Total Living Area SqFt 1,620		Bedroom 5 Floor	
Detached Living Area SqFt		Entrance Hall Floor	
Other Area Above Grade 0		Living Room Floor Main	15.5x14.4
Other Area Below Grade 0		Family Room Floor Main	22.0x11.7
Total Other Area SqFt 0		Office/Study Floor	
		Bonus Room Floor	
Bedrooms 3	Full Baths 1	Kitchen Floor Main	11.7x11.7
# of Rooms 7	Half Baths 0	BRoomFloor	
		Dining Room Floor Main	15.5x11.7
		Utility Room Floor	
		Basement	No
		Garage	0
		Garage Floor	
		Carport Floor Main	26x16
		Storage Floor	
		Porch Floor Main	26x8
		Patio Floor	
		Deck Floor	
		Screened Porch Floor	

General Information

Builder Name
New Construction No
Framed
Year Built 1932
Est Fin Year
Est Fin Month
Zoning rag
HUD55
Seller Name Emmalene Sasser Joyner Et al
Ownership Type Other (SFH incl)
Ownership
Primary Residence No
Property Leased Yes
Lease Expires
Oil/Gas Rights Severed? No

Public Records/Tax

Legal Description Deed 4919 page 487 -489 plat 70 page 117
Tax Map/Blk/Prcl/Lot NCPIN 265400-37 -7319
PIN # 04Q06001N, 04Q06004K, 04Q
Inside City No
Tax Value \$153,850.00
Tax Rate 0.78000
Last Tax Bill

Financing

Assumption No Assumption
Financing Cash, Conventional, New Needed
Financial Comments Need letter of credit or proof of funds before submitting offer.

Home Owner Association

HOA 1 Mgmt
HOA Phone
HOA 1 Fees Required
HOA 1 Fees \$ \$0.00
HOA 1 Fee Payment
HOA 2 Mgmt
HOA 2 Fees Required
HOA 2 Fees \$ \$0.00
HOA 2 Fee Payment
Total HOA Dues
Restrictive Covenants No
HO Fees Include None Known

Features

A/C Central Air	Fireplace 2	Lot Description Corner Lot, Garden Area, Hardwood Trees, Partially Cleared, Road Frontage, Wooded Lot
Accessibility Level Flooring	Fireplace Description In Living Room, Masonry	Other Rooms 1st Floor Bedroom, 1st Floor Master Bedroom, Den, Workshop
Bath Features Tub/Shower	Flooring Wood Floor	Parking DW/Gravel
Construction Type Site Built	Foundation Crawl Space	Property Type Detached
Design One Story	Fuel Heat Gas LP	Property Description Single Family
Dining Separate Dining Room	Garage 0	Roof Shingle, Roof Age 6-10 Years
Equipment/Appliances Electric Range	Green Bldg HERS Rating	Style Farm House
Exterior Features Barn, Farm, Horses Allowed, Exterior Needs Repair, Out Building, Porch	Green Cert. Uploaded	Washer Dryer Location 1st Floor
Exterior Finish Wood Ext	Heating Forced Air	Water Heater Electric WH
	Interior Features Garage Shop	Water/Sewer Septic Tank, Well
		Waterfront Access
		Waterfront Type
		Water Body Name
		Approx Ft of Wtr Frontage

Listing Agent Information

List Agent - License ID	135520
List Agent - Agent Name and Phone	Rose H Hammond - PrfPh: 919-965-0223
List Agent - E-mail	roseh@nc.rr.com
Listing Office - Firm License	C8510
Listing Office - Office Name and Phone	Rose's Realty - OFC: 919-965-0223
Co-Agent - Agent Name and Phone	

Showing Information

Coming Soon?	ShwExptoBe
Appointment Phone	919-595-8989
Hours Notice for Showing	
Showing Instructions	Combo LB

Compensation

Commission to Buyer Agent	2.5	%
Commission to Sub Agent	0	%

Selling/Closing Information

Selling Agent - License ID	
Selling Office - Firm License	

Sold Price	Contract Date
Sold Price/List Price	Due Diligence Exp Date
Sold Price/Sqft	Closing Date

Contingent Addendum
Financial Concessions
Other Concessions
Selling Information
Terms of Sale