



**MLS #** 2140810    **Status** ACTIVE  
**6170 Buffalo Road**  
**Unit #**  
 Selma  
 27576  
 NC  
**Subdivision** Not in a Subdivision  
**Neighborhood**  
**SubArea** 325 - Johnston County/E



**List Price** \$95,000  
**Sold Price**

DOM 1  
 CDOM 1  
 Possession **At Time Of Closing**  
 Contract Date  
 Due Diligence Exp Date  
 Closing Date  
 Financial Concessions

**Remarks**

**Remarks** Brick ranch with carport only 3 miles to highway 70 near Smithfield -Selma. Over one acre lot with lots of road frontage. Circular drive. No covenants or homeowners association. Selma extra territorial jurisdiction. Crawl space inspected and new vapor barrier installed. Freshly painted interior. Hardwood floors. Heat pump central heat and air. New Septic system. County water. Surveyed. Well maintained in good condition. Vacant and ready for immediate occupancy. Motivated seller! Make an offer today.

**Directions**

Hwy 70 bypass to exit 333. Turn right on Buffalo Road. From Selma- North on Buffalo Road (SR 1003) for approximately 3 miles- property will be on the right just before Live Oak Church Road.

**Schools**

**ElemSch1** Johnston - Selma    **ElemSch2**  
**MidSch1** Johnston - Selma    **MidSch2**  
**HighSch1** Johnston - Smithfield Selma    **HighSch2**

**Measurements and Rooms**

**Approximate Acres** 1.200    **Lot Dimensions** Plat available  
**Living Area Above Grade** 1,092    **Other Area Above Grade** 0  
**Living Area Below Grade** 0    **Other Area Below Grade** 0  
**Total Living Area SqFt** 1,092    **Total Other Area SqFt** 0  
**Detached Living Area SqFt**  
**Bedrooms** 2    **Full Baths** 1  
**# of Rooms** 5    **Half Baths** 0

**Agent Remarks** Make earnest money payable to closing attorney as escrow agent. Two wells on the property but neither are attached to the house. House has county water. Seller has had the lot surveyed and boundary lines are well marked. Use circular drive. Do not back out into Buffalo Road. See plat under documents for boundary.

**General Information**

**Builder Name**  
**New Construction** No    **Seller Name** Jerry & Carolyn Murray  
**Year Built** 1968    **Ownership Type** Other (SFH incl)  
**Framed**  
**Est Fin Year**  
**Est Fin Month**    **Ownership**  
**Primary Residence** No  
**Oil/Gas Rights Severed?**

**Master Bedroom Floor** Main    16.0x11.0  
**Bedroom 2 Floor** Main    13.0x12.0    **Garage Floor**  
**Bedroom 3 Floor**    **Carport Floor** Main    14.7x11.4  
**Bedroom 4 Floor**    **Storage Floor** Main    7.8x6.0  
**Bedroom 5 Floor**  
**Entrance Hall Floor**  
**Living Room Floor** Main    20x13  
**Dining Room Floor** Main    11.4x11.1  
**Family Room Floor**  
**Office/Study Floor**  
**Kitchen Floor** Main    12.1x11.1    **Porch Floor**  
**Patio Floor**  
**Deck Floor**  
**Screened Porch Floor**  
**Bonus Room Floor**  
**Utility Room Floor**

**Public Records/Tax**

**Legal Description** Deed Bk 01921, pg 0017  
**Tax Map/Blk/Prcl/Lot** Tag 14L08014  
**PIN #** 260600-66-4225  
**Inside City** No    **Tax Value** \$63,000.00  
**City Limits Of**    **Tax Rate** 0.89000  
**Last Tax Bill**

**Home Owner Association**

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

**HUD Compliant Sr Housing?**

**Financing**

**Assumption** No Assumption  
**Financial Comments** Pre-approval, letter of credit or proof of funds must accompany all offers.

**Features**

**A/C** Heat Pump    **Exterior Features** Storage Shed    **Green Cert. Uploaded**  
**Accessibility** Level Flooring, Main Floor    **Exterior Finish** All Brick Veneer    **Heating** Heat Pump  
 Laundry    **Fireplace** 0    **Interior Features** Smoke Alarm    **Parking** 1 Carport, Attached, DW/Gravel  
**Attic Description** Pull Down    **Fireplace Description** No Fireplace    **Lot Description** Hardwood Trees, Road Frontage    **Property Type** Detached  
**Bath Features** Tub/Shower    **Flooring** Hardwood, Vinyl Floor    **Roof** Shingle, Roof Age 6-10 Years    **Property Description** Single Family  
**Construction Type** Site Built    **Foundation** Crawl Space    **Style** Ranch    **Washer Dryer Location** Kitchen  
**Design** One Story    **Fuel Heat** Electric Fuel    **Water Heater** Electric WH  
**Dining** Eat-in Kitchen    **Garage** 0    **Water/Sewer** County Water, Septic Tank  
**Equipment/Appliances** Electric Range    **Green Bldg HERS Rating**

**Listing Agent**

**List Agent - License ID** 135520  
 Rose H Hammond - PrFPh: 919-965-0223  
 Rose's Realty - OFC: 919-965-0223  
**Co-List:**

**Showing Instructions**

**Coming Soon?** ShowingsExpectedtoBegin  
**Hours Notice for Showing**  
 Combo LB, Vacant

**Compensation**

**Commission to Buyer Agent** 2.4 %  
**Commission to Sub Agent** 0 %