



# Additional Information

Have you been searching for peace & tranquility? Look no more! This sprawling tract of 26.61 Acres in Randolph County is waiting for your dream home! Soil Evaluation in hand by Licensed Soil Scientist Kevin Neal (4 BR)!

With enough room to make hiking trails, ride ATV's, hunt, garden, hold onto as an Investment, a private residence or simply enjoy nature!

Come see what this beautiful parcel has to offer!  
Some trails already in place.



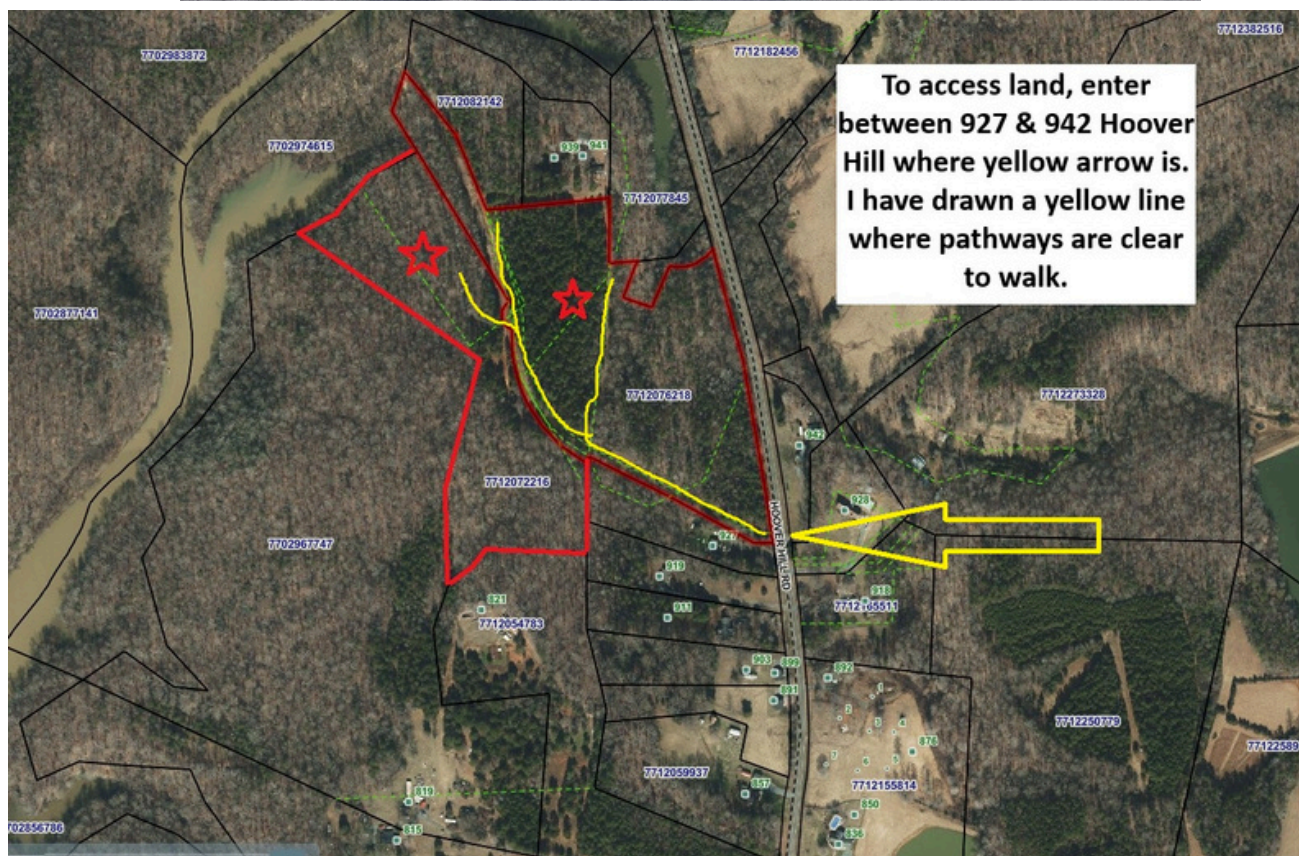
**Subject to Applicable Rules of Randolph County  
Planning & Zoning.**

**Sellers prefer to sell both of these parcels together.  
Parcels can be combined at Closing with a  
Recombination Deed.**

## To find this land, and to walk this land:

The main entrance is located between 927 & 942 Hoover Hill Rd.,  
Asheboro.

**Schedule through Showing Time.** The yellow lines below represent cleared pathways, but feel free to hike or ride any area with UTV-Agent accompanied only. *Owners not responsible for accidents.*





**Entrance to land is between  
927 & 942 Hoover Hill**

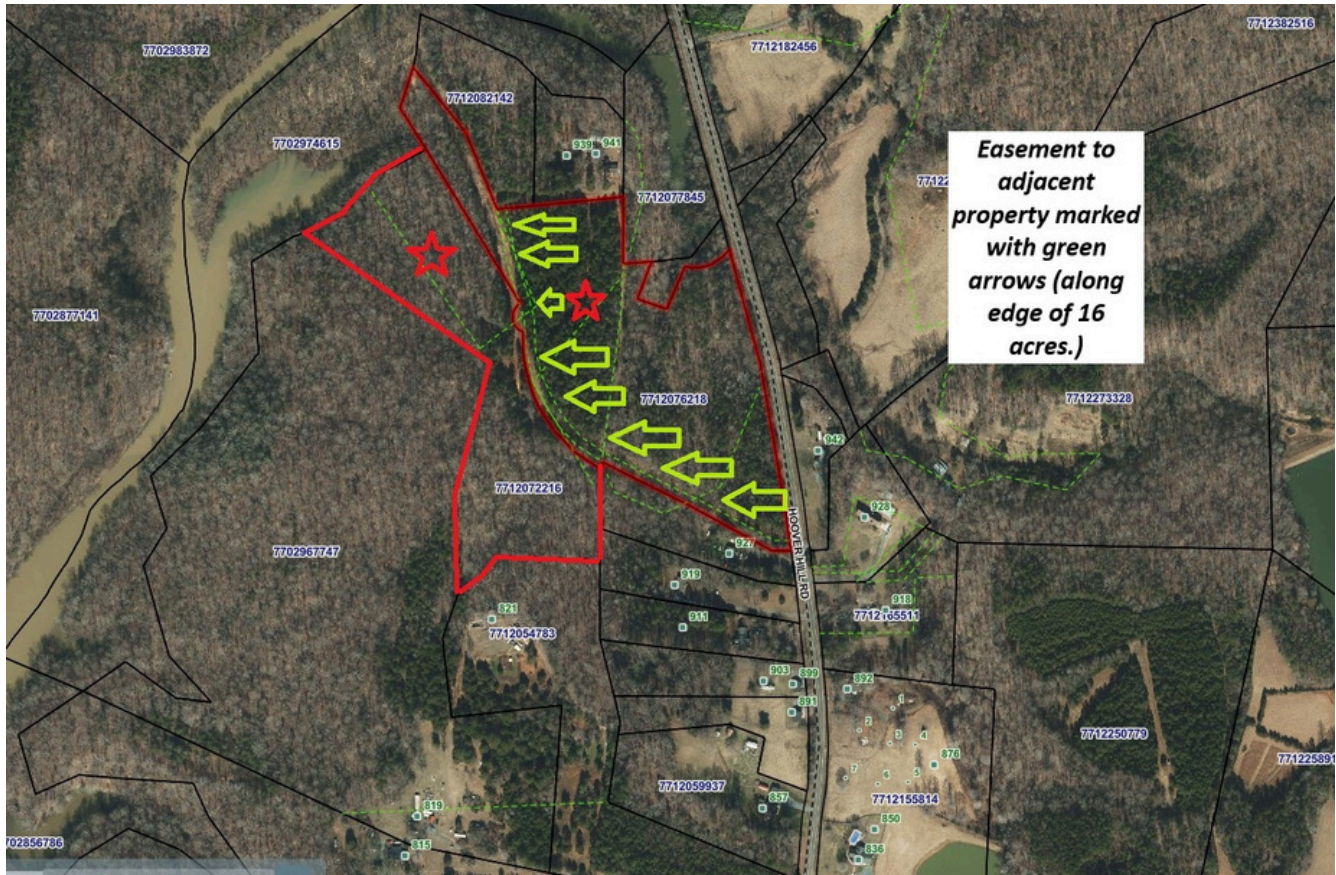


**Go past this to get across 16 acre  
tract. Placed here to deter  
through traffic.**

Sale includes two parcels combined. Please include both on Offer.  
PIN # 7712076218 (16.58 acres,) & PIN # 7712072216 (10.03 acres). Dotted green lines from prior divisions & recombinations, not in use today per County.



Easement runs along the edge of the 16 acre tract for neighboring property North of tract.



When writing the Offer, make it to:  
**Terrie Bryant for Estate of Bobby Andrews.**

Include the Additional Signature Addendum provided in  
MLS Attachments.

Check the box on page 8 of 12-T for Additional Signatures  
attached.

Make DD Check payable to **Myra Flinchum.**

Seller on account of any damage or destruction to the Property.

(b) **Risk of Loss:** The risk of loss or damage by fire or other casualty prior to Closing shall be upon Seller. Seller is advised not to cancel existing insurance on the Property until after confirming recordation of the deed.

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Buyer initials   Seller initials

**STANDARD FORM 12-T**  
Revised 7/2025  
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**10. DELAY IN SETTLEMENT/CLOSING:** This paragraph shall apply if one party is ready, willing and able to complete Settlement on the Settlement Date ("Non-Delaying Party") but it is not possible for the other party to complete Settlement by the Settlement Date ("Delaying Party"). In such event, the Delaying Party shall be entitled to a delay in Settlement and shall give as much notice as possible to the Non-Delaying Party and closing attorney. If the Delaying Party fails to complete Settlement and Closing within seven (7) days of the Settlement Date (including any amended Settlement Date agreed to in writing by the parties), then the Delaying Party shall be in breach and the Non-Delaying Party may terminate this Contract and shall be entitled to enforce any remedies available to such party under this Contract for the breach.

**11. POSSESSION:** Unless otherwise provided herein, possession, including all means of access to the Property and transferable amenities and services (keys, including mailbox keys, codes including security codes, gate openers, electronic devices, etc.) shall be delivered at Closing as defined in Paragraph 1(n). No alterations, excavations, tree or vegetation removal or other such activities may be done before possession is delivered

**12. ADDENDA:** Buyer and Seller should note that real estate brokers *cannot* draft addenda to this Contract.

- |  |  |
|--|--|
| <input type="checkbox"/> Additional Provisions Addendum (Form 2A11-T)                | <input type="checkbox"/> Owners' Association Disclosure Addendum (Form 2A12-T) |
| <input checked="" type="checkbox"/> <b>Additional Signatures Addendum (Form 3-T)</b> | <input type="checkbox"/> Seller Financing Addendum (Form 2A5-T)                |
| <input type="checkbox"/> Back-Up Contract Addendum (Form 2A1-T)                      | <input type="checkbox"/> Short Sale Addendum (Form 2A14-T)                     |
| <input type="checkbox"/> Loan Assumption Addendum (Form 2A6-T)                       |  |
- Identify other attorney or party drafted addenda: \_\_\_\_\_

**13. ASSIGNMENTS:** This Contract may not be assigned without the written consent of all parties except in connection with a tax-deferred exchange, but if assigned by agreement, then this Contract shall be binding on the assignee and assignee's heirs and successors.

**14. TAX-DEFERRED EXCHANGE:** In the event Buyer or Seller desires to effect a tax-deferred exchange in connection with the conveyance of the Property, Buyer and Seller agree to cooperate in effecting such exchange; provided, however, that the exchanging party shall be responsible for all additional costs associated with such exchange, and provided further, that a non-exchanging party shall not assume any additional liability with respect to such tax-deferred exchange. Buyer and Seller shall execute such additional documents, including assignment of this Contract in connection therewith, at no cost to the non-exchanging party, as shall be required to give effect to this provision.

## Full soil evaluation in attachments.

For more information contact Kevin Neal: 336-596-1826

### Summary:

Per Kevin Neal: The “A” areas are denoted for soil that is approvable for a wastewater system is approximately 20,000+ square feet.

This is enough approved area for a four-bedroom single family residence. A system layout would be required to obtain the actual system location and system type for the initial and repair systems for the proposed dwelling once a detailed site plan is submitted.

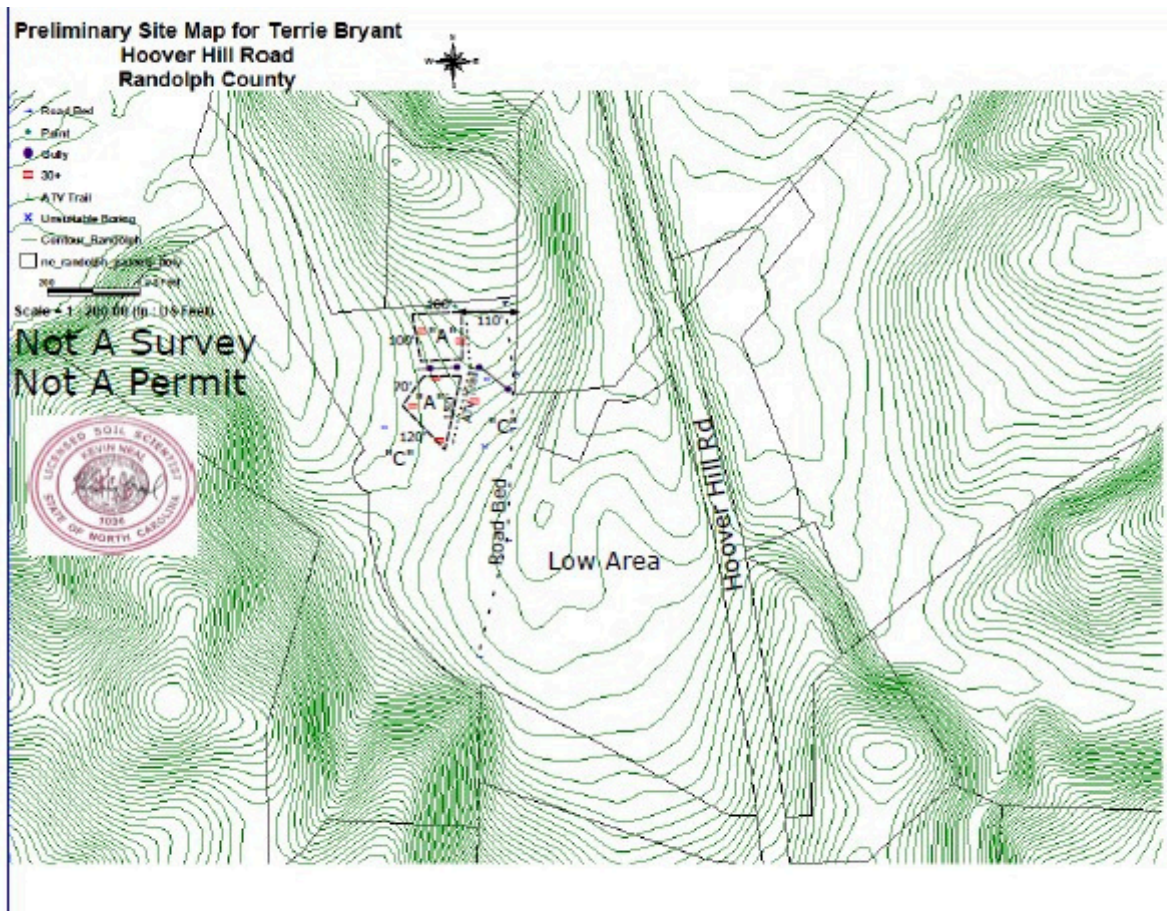
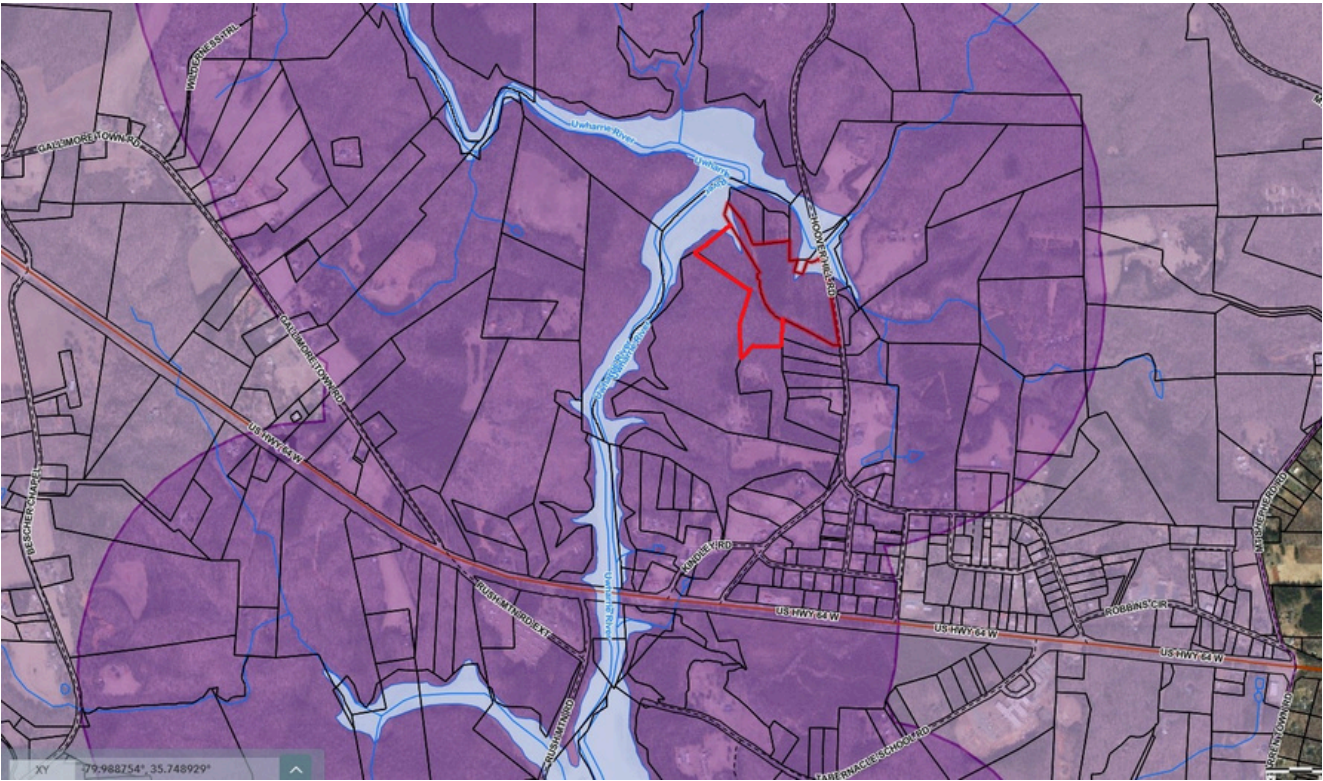


Photo Showing FEMA Flood Map per County



Photo showing Watershed Critical Areas per County (darker purple)



Watershed is not the same as Flood Zone.

Lot Lines per Realist, Front Parcel. Approx. 800 ft. road frontage.



No recent survey. Current Title Work was done by Ivey & Eggleston for the Estate.





# ***UTILITIES***

Neighboring homes surrounding property have access to Davidson Water (a private public water company based in Welcome, NC.) Please call them at 336-475-8229 to inquire about hookup cost.

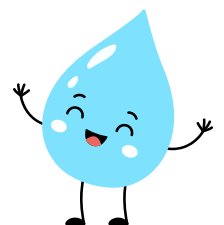
There is an old power line running through the front parcel which I verified belongs to Energy United. To reinstate an old line would be first to contact the County Permitting Office, obtain an address from the County, get Energy United to upgrade or install a meter base on the build site, and get proper permits & approval with County. I verified the cost is substantially less for a line that is already there from before.

For more questions, contact Energy United:

336-249-3131.

Randolph County Central Permitting:

336-318-6364





Questions?

Concerns?

Comments?

Please don't hesitate to reach out!

Donna Hughes

336-953-5462

*Thank you for looking!*