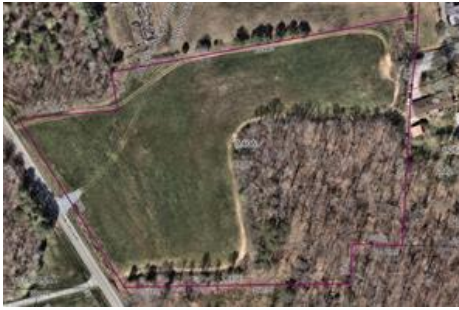


**0000 John Green Road Winston-Salem, NC 27107 Lot# 37**

MLS#: <b>1221976</b>	Tax Map:	Tax Year: <b>2025</b>	Deed Restr: <b>No</b>	Status: <b>Active</b>
Property Type: <b>Vacant Land</b>	Tax Block:	Tax Value: <b>\$176,120</b>	Zoning: <b>RA3</b>	List Price: <b>\$160,000</b>
Sub Type: <b>Agricultural</b>	Tax Lot:	Tax Amount: <b>\$3,850</b>	Plat Bk/Pg: <b>13/52</b>	DOM: <b>4</b>
Legal Desc: <b>P=13-52 L37 BK658-584&amp;1172-1646</b>		Tax Rate: <b>0.6600</b>	Deed Bk/Pg: <b>2631/629/630</b>	CDOM: <b>4</b>
Tax Parcel: <b>01-023-0-000-0037-0-0-0</b>				



**Parcel Information**

Acres: **7.40**  
Easements: **Yes**

**Location Information**

County: **Davidson**  
City Limits: **No**

**Environmental Information**

Flood Zone: **Not in Flood Zone**

**Additional Price Info**

Price Per Acre: **\$21,622**

**Recent Change: 05/23/2026 : NEW : ->A**

**Features**

Best Use: **Farming, Investment, Recreational**  
Road Responsibility: **Public Maintained Road**  
Main Road Type: **State Maintained**  
Transportation Available: **County Road**  
Documents: **Deeds, Flood Map, Soil Test, Tax Map**

**Utilities**

Water: **Public**  
Sewer: **None**  
Electric Provider: **Davidson Electric Corp**

**Directions**

Directions: **From Ledford High School, take John Green Rd. North. Land is on right.**

**Remarks**

Public Remarks: **Beautiful land to use for recreational, farming or future investment. At this time, the soil is unsuitable for an on-site subsurface wastewater system and is only buildable if municipal sewer were available or access to adjacent properties with suitable soil, according to licensed soil scientist Kevin Neal. Feel free to seek 2nd opinion with a Soil Scientist, Septic Installer and/or Davidson County Environmental. Currently in a farm deferment. Owners plan to pay rollback taxes at Closing.**

Agent Only Remarks: **Licensed Soil Scientist concludes: "Unsuitable for an on-site subsurface wastewater system and is only buildable if municipal sewer were available or access to adjacent properties with suitable soil." (Report attached.) Consult with a Septic System installer and/or get a 2nd opinion if necessary. No recent survey. Newly assessed tax value is \$176,120. New tax rate, currently .66 will be decided by Commissioners in late June. Farm deferred rollback taxes (\$2,850) to be paid by Sellers at Closing.**

**Date Information**

List/Marketing Date: <b>05/23/2026</b>	DDP End Date:	Modification Dt: <b>05/23/2026</b>	Show Instruct: <b>Appointment Required</b>
Contract Date:	Withdrawn Dt:	Photo Modification: <b>05/23/2026</b>	Appt Phone: <b>855-920-8200</b>
Closed Date:	Expire Date: <b>05/31/2027</b>	Status Chg Date: <b>05/23/2026</b>	

**Owner/Listing/Agent/Office Information**

Owner Name: <b>Lana Hedgecock &amp; Lesha Sabio</b>	Type of Sale: <b>Owner Sale</b>	LF Holds Earnest \$: <b>No</b>
Listing Agreement Type: <b>Exclusive Right To Sell</b>		Listing Service Type: <b>Full Service</b>
Listing Office: <b>Top Dog Realty NC-South (HTDRS01) Lic#C35333</b>		List Office Phone: <b>336-953-5462</b>
Listing Agent: <b>Donna Hughes (HHUGHESD) Lic#179267 topdogrealttygal@gmail.com</b>		Preferred Phone: <b>336-953-5462</b>
Seller Rep: <b>Owned property for at least one year</b>	Auction Price Type:	Broker Package:
Financing Opt: <b>Cash, Conventional</b>		
Allow AVM: <b>Yes</b>	Allow Blog: <b>Yes</b>	Address on Inet: <b>Yes</b>
	Advertise on Inet: <b>Yes</b>	

