



3208/3228 Grand Oak Lane
 New Hill, NC 27562

Schedule a Showing **Special Conditions** No Special Conditions
Lot #: n/a **Road Frontage**
Property Leased No
Lease Expires

Subdivision: Not in a Subdivision **Neighborhood:**
Seller Name: **SP:** **Est Closing Dt:**

School Information

ElemSch1 Wake County Schools **ElemSch2**
MidSch1 Wake County Schools **MidSch2**
HighSch1 Wake County Schools **HighSch2**
Directions US Hwy 1 South to exit 89. North on New Hill Holleman Rd which becomes New Hill Olive Chapel Rd. L/on Barker Rd. L/on Grand Oak Ln. FYI - Barker Rd becomes Poole Rd at county line. It dead ends in Jordan Lake (fish, canoe put-in, Jordan Game Lands).

Virtual Tour

Remarks Dreams come true! Two adjacent 10-acre horse, goat, garden friendly lots are being sold together, one (3228 Grand Oak) with a renovated and expanded 1855 historic home. Convenient to the Triangle cities and RTP, their Wake County location on the Chatham County line is stop sign away from a Jordan Lake canoe put-in and the American Tobacco Trail head. Both lots have pastures, woodlands, exotic plantings, tobacco era outbuildings. A horse riding ring, stables, pond and orchard are part of 3208 Grand Oak.

Agent Remarks See pics w/captions. Appt required. 1 hr notice preferred. Working goat farm. Owner occupied. Please do not trespass. See res listing for 3228/3208 Grand Oak for other parcel incl in price. Acreage & tax = totals of 2 parcels. 2 heated & cooled detached flex spaces not incl in SF. Property currently enjoys AG tax deferments. Buyer to verify schools & any enrollment restrictions.

General Information

Wooded Acres **Approximate Acres** 20.610 **Cleared Acres** **Price per Acre** 58,224.16
Perk Test Date **Perk Test** No **# of Beds Yielded** **Water/Sewer Fee**
Deed Restrictions See deeds/plats/covenants **Lot Dimensions** irregular
Restrictive Covenant Rmks See deeds/plats/covenants

Financing & Taxes

Tax Rate 0.70270 **PIN #** 0710178622 **Zoning** **R-80W** **Total HOA Dues** \$0.00
Tax Value \$815,641.00 **Tax Map/Blk/Prcl/Lot** **Inside City** **No** **Association Fee Payment**

Legal Description TR2 PROP KINGSLEY PROP INC BM1986-115

Financial Comments New needed. Please submit pre-approval or proof of funds with all offers.

Features

Property Type Farm **Miscellaneous** **Horses OK, Rec. Facility Near**
Location **Topography** **Level, Rolling, Sloped, Undeveloped Area**
Utilities **No Utilities** **Buildings** **Hay Shed, Other, Stable, Storage Shed, Tobacco Barn**
Documents Available **Road Maint. Agreement, Soil Survey** **Road Description** **Private Rd Main. Agree, Private Road, Street Unpaved**
Road Frontage Description **Easement Unpaved** **Restrictions** **Deed Restriction(s)**
Farm Use **Dairy, Grazing, Horses, Sheep/Goats** **Sewer/Septic** **Need Septic**
Vegetation **Brush, Cleared, Hardwoods, Other, Pasture** **Improvements** **Other**
Water Supply **Need Well** **Lot Description** **Partially Cleared, Pasture, Secluded, Wooded Lot**

Showing Instructions

Appointment Phone 855-870-3200 **Possession** At Time Of Closing
Showing Instructions Appointment Only, Beware of Pets, Notice Required, Occupied **CDOM** 4
List Agent - License ID 276569 **DOM** 4
List Agent - Agent Name and Phone Mickey D'Loughy - PrfPh: 919-559-5508 **Prospect Exempt**
Co-Agent - Agent Name and Phone Peter A Rumsey - PrfPh: 919-971-4118 **Commission to Buyer Agent** 2.4 %
Listing Office - Firm License C27071 **Commission to Sub Agent** 0 %
Listing Office - Office Name and Phone Metro Digs, Inc - OFC: 919-438-3447 **Variable Rate** No

Waterfront

Waterfront Access **Waterfront Type**
Water Body Name **Approx Ft of Wtr Frontage**

Comparable Information

Selling Agent - License ID **Contract Date**
Selling Agent - Agent Name and Phone **Due Diligence Exp Date**
Selling Office - Firm License **Closing Date**
Selling Office - Office Name and Phone **Sold Price**
Terms of Sale
Selling Information
Financial Concessions
Other Concessions