100402529 **000 S Nc 581 Highway , Bailey, NC 27807** **Active**
Land **Current Price: $7,122,250**



Sub-Type:	Farm	**Zoning:**	AR
City Limits:	No	**Acres - Cleared:**	70
County:	Wilson	**Acres - Total:**	284.89
Location Type:	Mainland	**Acres - Wooded:**	215
Marketing City:	Bailey	**Deed Restriction:**	No
Pre Direction:	S	**Lot Dimensions:**	284.89 acres
Subdivision:	Old Fields	**Lot SqFt:**	12,409,808
Secondary Subdivision:	N/A	**Total Road Frontage:**	5,850
Elementary School:	Rock Ridge	**Waterfront:**	No
Middle School:	Springfield	**Waterview:**	Yes
High School:	Hunt		

Bldgs on Property: None
Current Use: Agricultural; Farm; Recreational; Vacant; Horses; Hunting
Environmental Hazard: No; Unknown
Terms: Cash; Conventional
Fuel Tank: None

Fencing: None
HOA and Neigh Amenities: No Amenities; Trail(s)
Lot Description: Farm; Partially Cleared; Rural
Lot Water Features: Water Depth 4+
View Type: Creek/Stream; Pond; Water
Frontage Type: Creek; Pond Front
Land Lease: Land Lease Y/N; Land Lease Frequency: Annually

Possession: At Closing; Crop Retention
Road Type/Frontage: Paved; Public (City/Cty/St)
Soil Evaluation: Soil Evaluation - No
Current Service Providers: Electric Provider: Duke Energy
Topography: Cleared; Rolling; Undeveloped; Wooded
Electric Provider: Duke Energy
Utilities: Electricity Connected

Cobra Zone:	No	**Federal Flood Ins Avlbl:**	No	**Plat Page:**	115
Deed Book:	2682	**Tax Identifier:**	2762-38-7243.000	**Total Real Estate Property Taxes:**	789.67
Deed Page:	832	**PID:**	2762-38-7243.000		
		Plat Book:	44	**Special Assessments:**	NONE KNOWN
				Tax Assessed Value:	$302,029
				Tax Year:	2022

Marketing/Public Remarks: A ONE-OF-A-KIND-TROPHY FARM. GREAT LOCATION JUST 40 MINUTES TO RALEIGH AND GREENVILLE, 15 MINUTES TO WILSON, 5 MINUTES TO BUCKHORN LAKE (2200 ACRES), 2 HOURS TO BEAUTIFUL NC BEACHES AND 4 HOURS TO NC MOUNTAINS. THIS FARM HAS OVER 200 ACRES OF WOODS, WITH 160 ACRES OF PLANTATION PINES THAT ARE WELL MANAGED AND HAVE 30 YEARS OF GROWTH. THERE ARE 3 LARGE PONDS AND STREAMS RUNNING THROUGH THE PROPERTY. A COUNTY WATER LINE IS PROPOSED TO BE AVAILABLE IN 2024. MANY BEAUTIFUL NATURE TRAILS THROUGHOUT THE PROPERTY WITH ABUNDANT WILDLIFE INCLUDING DEER, RABBIT, SQUIRREL, COYOTE, QUAIL, AND OCCASIONALLY BEAR. THIS TRACT HAS 5,850 FEET OF ROAD FRONTAGE ON 4 DIFFERENT ROADS. THE MOSTLY SANDY LOAM SOILS ARE VERY GOOD FOR RESIDENTIAL DEVELOPMENT. ELECTRIC POWER IS SUPPLIED BY DUKE ENERGY AND THE BAILEY AND ROCK RIDGE FIRE DEPARTMENTS SERVE THIS AREA. COUNTY WATER AVAILABLE ON OLD RALEIGH RD.
Legal: NC 581 284.89 FORMER FARMER BROS FARM

Directions to Property: From Bailey, NC take NC 581 South for 2 miles and look for our sign on the left just past New Sandy Hill Church.

Auction:	No	**Effective Date:**	08/30/2023	**Status:**	Active
Broker Owner:	No	**Listing Price:**	$7,122,250		
Seller Rep.:		**Stipulation of Sale:**	Standard		
Days on Market:	612				
Listing Price:	$7,122,250				
List Price/Acre:	$25,000				

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