100447645 **Lot B Us 301 Highway N , Elm City, NC 27822** **Active**
Land **Current Price: $750,000**



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Sub-Type:	Residential Land	**HOA:**	No
City Limits:	Yes	**Zoning:**	RA
County:	Wilson	**Acres - Cleared:**	11
Location Type:	Mainland	**Acres - Total:**	15
Marketing City:	Elm City	**Acres - Wooded:**	4
Post Direction:	N	**Deed Restriction:**	No
Subdivision:	Not In Subdivision	**Lot Dimensions:**	15 acres
Secondary Subdivision:	N/A	**Lot SqFt:**	653,400
Elementary School:	Frederick Douglass	**Total Road Frontage:**	1,978
Middle School:	Elm City	**Waterfront:**	No
High School:	Fike High	**Waterview:**	No

Bldgs on Property: None
Current Use: Farm; Vacant
Environmental Hazard: Unknown
Terms: Cash; Conventional
Fuel Tank: None

Fencing: None
HOA and Neigh Amenities: No Amenities
Lot Description: Corner Lot; Partially Cleared
Lot Water Features: None

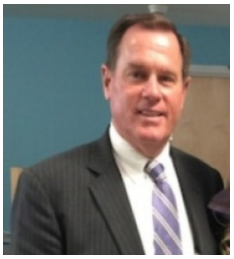
Possession: At Closing
Road Type/Frontage: Public (City/Cty/St)
Soil Evaluation: Soil Evaluation - No
Topography: Cleared/Partial; Level
Utilities: Water Available
Sewer: None
Water Source: Municipal Water

Cobra Zone:	No	**Tax Identifier:**	344336758	**Plat Page:**	000
Deed Book:	2480	**PID:**	3744336758	**Special Assessments:**	NONE KNOWN
Deed Page:	160	**Plat Book:**	000	**Tax Assessed Value:**	$567,000
				Tax Year:	2024

Marketing/Public Remarks: This tract is currently zoned RA. Due to a sewer moratoratium in Elm City this tract may have to be developed using private septic system until upgrades are made to Elm City's utilities. Seller is amenable to contingencies regarding rezoning. This location lends itself to many uses including strip shopping center, restaurants, or convenient store.
Legal: US 301 HWY N 105AC=CITY 471.53AC

Directions to Property: From the Elm City Friendly Mart at corner of US Hwy 301 and E. Langley Road interchange, take Hwy 301 South for 1/2 mile and property is at the first intersection of 301 and Beauvue Road on the right. Watch for Stone Auction & Realty sign.

Broker Owner:	No	**Effective Date:**	05/30/2024	**Status:**	Active
Seller Rep.:		**Listing Price:**	$750,000		
Days on Market:	390	**Stipulation of Sale:**	Standard		
Listing Price:	$750,000				
List Price/Acre:	$50,000				



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