100490969 **000 N Browntown Road , Battleboro, NC 27809** **Active**
Land **Current Price: $600,000**



Sub-Type:	Residential Land	**HOA:**	No
City Limits:	No	**Zoning:**	RA
County:	Nash	**Acres - Cleared:**	17
Location Type:	Mainland	**Acres - Total:**	20
Marketing City:	Battleboro	**Acres - Wooded:**	3
Pre Direction:	N	**Deed Restriction:**	Yes
Subdivision:	Bynum Chase	**Lot Dimensions:**	20 acres
Secondary Subdivision:	N/A	**Lot SqFt:**	871,200
		Total Road Frontage:	1,779
Elementary School:	Red Oak/Swift Creek	**Waterfront:**	No
		Waterview:	No
Middle School:	Red Oak		
High School:	Northern Nash		

Bldgs on Property: None
Current Use: Agricultural; Residential; Single Family; Vacant
Environmental Hazard: Unknown
Terms: Cash; Conventional
Fuel Tank: None

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

Possession: At Closing
Road Type/Frontage: Paved; Public (City/Cty/St)
Soil Evaluation: Soil Evaluation - No
Current Service Providers: Electric Provider: City of Rocky Mount
Topography: Cleared/Partial; Level; Rolling
Electric Provider: City of Rocky Mount
Utilities: Electricity Available
Water Source: Well

Cobra Zone:	No	**Tax Identifier:**	384400031482u	**Plat Page:**	72
Deed Book:	3131	**PID:**	384400031482U	**Special Assessments:**	NONE KNOWN
Deed Page:	411	**Plat Book:**	22		
Deferred Taxes:	Yes			**Tax Assessed Value:**	$958,350
				Tax Year:	2025

Marketing/Public Remarks: 20-ACRE PRIME RESIDENTIAL DEVELOPMENT TO BE DIVIDED OUT OF A 600-ACRE FARM. ADDITIONAL ACREAGE MAY BE PURCHASED. ROAD FRONTAGE, NUMBER OF ACRES AND SHAPE OF PARCEL ARE NEGOTIABLE. RESTRICTIVE COVENANTS.
Legal: L4 4, 624.83 AC, BYNUM AC, 1H, BYNUM (OUT OF 384400031482U)

Directions to Property: Take NC Hwy 48 North/Goldrock Road and continue for 4.3 miles. Turn left onto Red Oak Battleboro Road and continue for 1.3 miles. Turn right onto N. Browntown Road - continue for 1.8 miles. Property is on the corner of Turkey Chase Road and N. Browntown Road. Look for Stone Auction & Realty sign.

Broker Owner:	No	**Effective Date:**	02/26/2025	**Status:**	Active
Seller Rep.:		**Listing Price:**	$600,000		
Days on Market:	118	**Stipulation of Sale:**	Standard		
Listing Price:	$600,000				
List Price/Acre:	$30,000				

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