100539390 | **000 N Browntown Road , Battleboro, NC 27809** | **Active**
Land | **Lot # 4 Bynum Pond** | **Current Price: $130,000**
Listing Office: Stone Auction & Realty



Sub-Type:	Residential Land	**HOA:**	Yes
City Limits:	No	**Zoning:**	Residential
County:	Nash	**Acres - Cleared:**	1.43
Location Type:	Mainland	**Acres - Total:**	3.23
Lot #:	4 Bynum Pond	**Deed Restriction:**	Yes
Marketing City:	Battleboro		
Pre Direction:	N	**Lot Dimensions:**	3.23 acres w/1.43 acres cleared & 1.8 acres pond
Subdivision:	Bynum Pond		
Secondary Subdivision:	N/A	**Lot SqFt:**	140,699
		Total Road Frontage:	517
Elementary School:	Red Oak/Swift Creek	**Water Frontage:**	426.85
Middle School:	Red Oak	**Waterfront:**	Yes
High School:	Northern Nash	**Waterview:**	Yes

Bldgs on Property: None
Current Use: Vacant
Environmental Hazard: No
Terms: Cash; Conventional
Fuel Tank: None

Fencing: None
HOA and Neigh Amenities: No Amenities
Lot Description: Pond on Lot; Rural; Subdivision
Lot Water Features: Deeded Water Rights; Deeded Waterfront
View Type: Pond
Frontage Type: Pond Front

Possession: At Closing
Road Type/Frontage: Maintained
Soil Evaluation: Soil Evaluation - No
Showing Instructions: Call Listing Agent; No Lockbox; Show Anytime
Current Service Providers: Electric Provider: Duke Energy
Topography: Cleared
Electric Provider: Duke Energy
Utilities: Electricity Available; Water Tap Paid
Sewer: None
Water Source: Municipal Water

Cobra Zone:	No	**Federal Flood Ins Avlbl:**	No	**Plat Page:**	287
Deed Book:	3158	**Tax Identifier:**	38400816531	**Special Assessments:**	None
Deed Page:	4	**PID:**	383400816531		
Deferred Taxes:	No	**Plat Book:**	3158	**Tax Assessed Value:**	$21,480
				Tax Year:	2025

Marketing/Public Remarks: Build your dream home and enjoy rural living on this beautiful 3.23-acre lot on N Browntown Road with a large pond in backyard. County water tap estimation completion expected in early 2026. Septic permit was issued in 2021. Next door address of 4945 Burnette Road has a drain field easement on this lot (Lot 4). Protective Covenants include stick-built only home with 2,000 SF minimum and 1,248 SF on first floor.
Legal: 3 23 AC, 4 Bynum Pond Split Out of 38440031482 Ac 4 Bynum
Showing Instructions: Call : Ted Stone 252-985-8601
Appointment Contact: Ted Stone 252-985-8601 **Appt. Center Phone:** 252-985-8601
Directions to Property: From 43 Highway S in Dortches, NC: Take N Halifax Road for 2.8 miles, turn left onto N Browntown Road - destination will be on right in 7/10 of a mile. Watch for Stone Auction & Realty sign.

Agreement Service:	Full Service	**Effective Date:**	11/03/2025	**Status:**	Active
Agreement Type:	Exclusive Right To Sell	**Listing Price:**	$130,000	**Status Change Date:**	11/03/2025
Owner:	William J. Benfield and Carissa D. Benfield	**Original List Price:**	$130,000		
		Prospect Exempt:	No		
Broker Owner:	No	**Stipulation of Sale:**	Standard		
Seller Rep.:	Has owned the property for at least one year	**EMD Trust Account:**	Yes		
Cumulative DOM:	2				
Days on Market:	2				
Expiration Date:	11/03/2026				
Listing Price:	$130,000				
List Price/Acre:	$40,247.68				

	Name	Office	Primary	Other	Office	E-mail	Other Email
Listing Member:	Ted Stone 222687	**Listing Office:** Stone Auction & Realty	252-985-8601		252-235-2200	ted@stoneauctionandrealty.com	
Co-listing Member:	Tony Stone	**Co-listing Office:** Stone Auction & Realty	252-399-9983		252-235-2200	Tony@stoneauctionandrealty.com	

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