100497079 **Tract3 Flat Rock Road , Sims, NC 27880** **Active**
Land **Current Price: $149,000**

Sub-Type:	Residential Land	**HOA:**	No
City Limits:	No	**Zoning:**	AR
County:	Wilson	**Acres - Cleared:**	2.32
Location Type:	Mainland	**Acres - Total:**	5.65
Marketing City:	Sims	**Acres - Wooded:**	3
Modifier #:	3	**Deed Restriction:**	Yes
Subdivision:	Not In Subdivision	**Lot Dimensions:**	5.65 acres
Secondary Subdivision:	N/A	**Lot SqFt:**	246,114
Elementary School:	Rock Ridge	**Total Road Frontage:**	415
Middle School:	Springfield	**Waterfront:**	No
High School:	Hunt High	**Waterview:**	No

Bldgs on Property: None
Current Use: Agricultural; Vacant
Environmental Hazard: Unknown
Fuel Tank: None

Fencing: None
HOA and Neigh Amenities: No Amenities
Lot Features: Open Lot

Possession: At Closing
Road Type/Frontage: Paved; Public (City/Cty/St)
Soil Evaluation: Soil Evaluation - No
Current Service Providers: Electric Provider: Wilson Energy
Topography: Cleared/Partial
Electric Provider: Wilson Energy
Sewer: None
Water Source: None

Cobra Zone:	No	**Tax Identifier:**	2763723369	**Plat Page:**	288
Deed Book:	2126	**PID:**	2763723369	**Special Assessments:**	NONE KNOWN
Deed Page:	718	**Plat Book:**	44	**Tax Assessed Value:**	$50,900
				Tax Year:	2025

Marketing/Public Remarks: A 5.65-acre lot in Wilson County with 415 feet of road frontage. Great residential development tract. Will require private well and sewer. Site-built homes only.
Legal: L3 FLAT ROCK RD 5.65AC
Public Historical Remarks:

Directions to Property: From the traffic light at intersection of Main Street and NC 581 in Bailey (Piggly Wiggly): Take NC 581 South towards Kenly, NC. Take left onto New Sandy Hill Church Road, right onto Flat Rock Road. Property is on the left after the intersection. Look for Stone Auction & Realty sign.

Broker Owner:	No	**Effective Date:**	03/27/2025	**Status:**	Active
Seller Rep.:		**Listing Price:**	$149,000		
Days on Market:	350	**Stipulation of Sale:**	Standard		
Listing Price:	$149,000				
List Price/Acre:	$26,371.68				

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