100608311 **6171Tract 1 Old Raleigh Road , Sims, NC 27880** **Active**
Residential **Current Price: $175,000**



	Manufactured	**# Baths - Full:**	2
Sub-Type:	Home	**# Baths - Half:**	0
County:	Wilson	**# Baths - Total:**	2
Location Type:	Mainland	**# Bedrooms:**	3
Subdivision:	Not In Subdivision	**# Rooms:**	7
Secondary Subdivision:	N/A	**Master Bedroom Level:**	Primary Living Area
City Limits:	No	**Fireplace Y/N:**	Yes
Marketing City:	Sims	**Fireplaces Total:**	1
Elem. School:	Rock Ridge	**SqFt - Heated (Primary):**	1,740
Middle School:	Springfield	**Stories Total:**	1
High School:	Hunt High	**Waterfront:**	No
Year Built:	1999	**Waterview:**	No
Zoning:	AR	**Property Attached YN:**	Yes
Lot Acres:	1.4	**New Construction:**	No
Lot Dim:	1.4 acres	**HOA:**	No
Deed Restrictions:	No		

Room Name	Level	Length	Width	Remarks
Master Bedroom				
Bedroom 2				
Bedroom 3				

Room Name	Level	Length	Width	Remarks
Bonus Room				
Dining Room				
Kitchen				
Living Room				

Handicap Accessible: None
Attic: None
Appliances/Equip: Dishwasher; Dryer; Electric Oven; Electric Range; Refrigerator; Washer; Water Softener
Basement: None
Construction: Steel Frame
Property Condition: Completed
Cooling: Ceiling Fan(s); Central Air
Dining Room Type: Formal
Entry Level Information: Entry Level: 1
Exterior Finish: Vinyl Siding
Other Structures: Workshop
Foundation: Brick/Mortar; Permanent
Exterior Features: Storm Doors
Terms: Cash; Conventional; See Remarks
Rental Information:
Fuel Tank: Fuel Tank; Above or Below Ground: Above Ground; Fuel Type: Propane; In Use: Yes; Owned or Leased: Leased; Lessor Name and Contact: DEANS OIL COMPANY IN WILSON, NC
Trash Collection: City Pick-UP
Furnished: Partially
Structure Type:
Unit Type: 3 Bedroom

Flooring: Carpet; Vinyl
Fencing: None
Interior Features: Blinds/Shades; Ceiling Fan(s); Gas Log; Master Downstairs; Tile Counters; Walk-in Shower; Walk-In Closet(s)
Garage & Parking: Attached Garage Spaces: 0; Detached Garage Spaces: 5; Total # Garage Spaces: 5; Total Carport Spaces: 0
HOA and Neigh Amenities: No Amenities
Heated SqFt: 1600 - 1799
Total SqFt - Heated (Primary + Separate): 1,740
Heating: Fireplace(s); Gas Pack; Hot Water
Heating System Fuel Source: Electric; Propane
Lot Features: Cleared; Open Lot; Wooded
Laundry Features: Hookup - Dryer; Hookup - Washer; Laundry Room
Lot Water Features: None
Manufactured Type: Double Wide

Patio and Porch Features: Covered; Front Porch; Side Porch
Parking Features: Concrete; No Garage; Parking Pad
Pool Features: None
Roof: Composition
Road Type/Frontage: Asphalt; Paved; Public (City/Cty/St)
Levels: One
Architectural Style: A-Frame; See Remarks
VIN #: VIN #1: PFS252207; VIN #2: PFS252208
Electric Provider: Duke Energy
Water Heater: Electric
Utilities: Water Available
Sewer: Septic Tank
Water Source: Well
Auction: Bidder Must Qualify: Yes; Buyer's Premium: Yes; Buyer's Premium %: 5; Remote Bidding: No; RE & Personal Prop: Yes; Auction Date: 11/14/2026; Auction Location: ON SITE; Auction Time: 12:00PM; Open for Inspection Date: 10/17/2026
View Type: None
Frontage Type: None

Tax Assessed Value:	$157,586	**Federal Flood Ins Avlbl:**	No	**Plat Page:**	118
Cobra Zone:	No	**Plat Book:**	21	**Total Real Estate Property Taxes:**	$1,132.34
Deed Book:	000	**PID:**	2782038834		
		Tax Identifier:	2782-03-8834.000	**Special Assessments:**	NONE KNOWN
				Tax Year:	2025

Marketing/Public Remarks: ESTATE AUCTION LAND, HOME AND SHOP BELONGING TO THE HEIRS OF JAMES DOUGLAS DAVIS, SR. (DECEASED), @ 6171 OLD RALEIGH ROAD, SIMS, NC. LIVE ONSITE AUCTION ON SATURDAY, NOVEMBER 14TH, 2026 AT 12:00 NOON. TOTAL OF 14.42 TOTAL ACRES OFFERED IN 2 TRACTS. TRACT 1: 1.42+/- ACRES MANUFACTURED HOME WITH 3 BEDROOMS, 2 BATHS AND 30' X 50' RED IRON STEEL BUILDING WITH 2 ROLL-UP DOORS. HOME IS PARTIALLY FURNISHED (SEE PHOTOS). STARTING BID OF $175,000 FOR EACH TRACT. TRACT 2: 13+/-ACRES LAND AND BEAUTIFUL MATURE PINE AND HARDWOOD TIMBER. COUNTY WATER AVAILABLE AND LOTS OF ROAD FRONTAGE. STARTING BID OF $175,000 FOR EACH TRACT. WILL HOLD OPEN HOUSE ON SATURDAYS IN OCTOBER - 17TH, 24TH, AND 31ST - FROM 2:00-4:00PM.
Legal: TR-2 DAVIS LD 14.42AC

Directions to Property: From 264 Alternate in Sims: Take Main Street South for 1.4 miles to stop sign. Turn left onto Old Raleigh Road (East), and go 5/10 of a mile. Property is on the right. 6171 Old Raleigh Road, Sims, NC

Days on Market:	3	**Prospect Exempt:**	No
Broker Owner:	No	**Stipulation of Sale:**	Auction
Seller Rep.:			
Effective Date:	10/05/2026		
Listing Price:	$175,000		
List Price/SqFt:	$100.57		

Tony Stone
Stone Auction & Realty
Tony@stoneauctionandrealty.com
Phone: 252-399-9983
Office Phone: 252-235-2200

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