100608551 **6171Tract 2 Old Raleigh Road , Sims, NC 27880** **Active**
Land **Lot # 2** **Current Price: $175,000**



Sub-Type:	Farm	**HOA:**	No
City Limits:	No	**Zoning:**	AR
County:	Wilson	**Acres - Cleared:**	5
Location Type:	Mainland	**Acres - Total:**	13
Lot #:	2	**Acres - Wooded:**	8
Marketing City:	Sims	**Deed Restrictions:**	No
Modifier #:	Tract 2	**Lot Dimensions:**	13 acres
Subdivision:	Not In Subdivision	**Lot SqFt:**	566,280
Secondary Subdivision:	N/A	**Total Road Frontage:**	200
Elementary School:	Rock Ridge	**Waterfront:**	No
Middle School:	Springfield	**Waterview:**	No
High School:	Hunt High		

Auction: Bidder Must Qualify: Yes; Buyer's Premium: Yes; Buyer's Premium %: 5; Remote Bidding: No; Real Estate Only: Yes; RE & Personal Prop: Yes; Auction Date: 11/14/2026; Auction Location: ON SITE; Auction Time: 12:00PM; Open for Inspection Date: 10/17/2026
Bldgs on Property: None
Current Use: Agricultural; Vacant
Environmental Hazard: Unknown
Terms: Cash
Fuel Tank: None

Fencing: None
HOA and Neigh Amenities: No Amenities
Lot Features: Partially Cleared; Wooded
Lot Water Features: None
Frontage Type: See Remarks

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

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

Broker Owner:	No	**Effective Date:**	10/06/2026	**Status:**	Active
Seller Rep.:		**Listing Price:**	$175,000		
Days on Market:	2	**Stipulation of Sale:**	Auction		
Listing Price:	$175,000				
List Price/Acre:	$13,461.54				

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