100612792 **6236 Green Pond Road , Sims, NC 27880** **Active**
Land **Current Price: $1,000,000**



Sub-Type:	Residential Lot	**Zoning:**	RESIDENTIAL
City Limits:	No	**Acres - Cleared:**	16
County:	Wilson	**Acres - Total:**	34.17
Location Type:	Mainland	**Acres - Wooded:**	17
Marketing City:	Sims	**Deed Restrictions:**	Yes
Subdivision:	Not In Subdivision	**Lot Dimensions:**	34.17 ACRES
Secondary Subdivision:	N/A	**Lot SqFt:**	1,488,445
Elementary School:	Rock Ridge	**Total Road Frontage:**	1,900
Middle School:	Springfield	**Waterfront:**	No
High School:	Hunt High	**Waterview:**	Yes

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

Fencing: None
HOA and Neigh Amenities: No Amenities
Lot Features: Cleared; Creek; Development; Gentle Sloping; Suburban
Lot Water Features: None
View Type: Creek/Stream
Land Lease: Land Lease Y/N

Possession: At Closing
Road Type/Frontage: Asphalt; Maintained; Paved; Public (City/Cty/St)
Soil Evaluation: Soil Evaluation - No
Showing Instructions: 24 Hour Notice
Current Service Providers: Electric Provider: Wilson Energy
Topography: Cleared; Flood Plain; Rolling
Electric Provider: Wilson Energy
Utilities: Electricity Available; Pump Station; Sewer Available; Water Available
Sewer: Municipal Sewer
Water Source: Municipal Water; Public

Cobra Zone:	No	**Federal Flood Ins Avlbl:**	No	**Plat Page:**	20
Deed Book:	97-E	**Tax Identifier:**	2773-94-6579.000	**Special Assessments:**	NONE KNOWN
Deed Page:	272	**PID:**	2773-94-6579.000		
Deferred Taxes:	Yes	**Plat Book:**	1107	**Tax Assessed Value:**	$119,050
				Tax Year:	2026

Marketing/Public Remarks: RESIDENTIAL DEVELOPMENT POTENTIAL, WATER AND SEWER (SUBJECT TO TOWN OF SIMS) APPROVAL.
Legal: HARRISON LD 34.17AC REL#9688 REMOVED 1 SWAF

Directions to Property: FROM THE MAIN INTERESECTION OF US 264-A AND GREEN POND ROAD (MAIN STREET) , GO NORTH TOWARDS THE US 264 BYPASS FOR .2 MILE, PROPERTY IS ON BOTH SIDES OF STREET. FROM US 264 BYPASS AT THE SIMS EXIT, TURN TOWARDS SIMS AND GO .5 MILE. WATCH FOR SIGNS.

Broker Owner:	No	**Effective Date:**	10/27/2026	**Status:**	Active
Seller Rep.:		**Listing Price:**	$1,000,000		
Days on Market:	7	**Stipulation of Sale:**	Standard		
Listing Price:	$1,000,000				
List Price/Acre:	$29,265.44				

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