



TMM Real Estate, LLC

Real Estate Brokerage Services

P. O. Box 97803

Raleigh, NC 27624

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EXECUTIVE SUMMARY

Quail Ridge Preserve Tract Caswell County, NC

174.42 +/- Acres
Price - \$500,000.00

Legal Information: Made up of 4 tax parcels

<u>Tax PIN #:</u>	<u>Acres</u>
9927.00.88.7244	36.48 Acres
9927.00.98.5399	1.77 Acres,
9927.00.89.5476	53.83 Acres
9927.00.88.9153	82.34 Acres

Deed: DB 530, PG 937

Plat: PB 15, Pgs 108, 144, 198

Description: This tract is currently licensed to operate as a hunting preserve. Food plots have been installed, internal road network provides excellent access. Hardwoods left along all of the creeks and on slopes. Uplands managed for quail. Property includes 3BR 2BA modular home, dog kennels, storage building, trap range, rifle range, tractor and implements, quail surrogators (4), 40 foot pheasant tower, deer and quail feeders and deer stands.

Extensive road frontage provides options for future sale of smaller parcels. Deer and turkey are both present, in addition to released quail and pheasant. Over one mile of common boundary with Caswell Game Lands. Close to duck impoundment on the game lands.

Directions: From Yanceyville take Hwy 62 north approx 4.2 miles to right onto Highrock School Rd. Travel approx 2.5 miles to property entrance on right. Look for sign.

General Information

Address: 2628 Highrock School Rd.
Blanch, NC 27212

Best Use: Hunting Preserve/Recreation/Timber

Topography: Hills with great views

Access: Extensive road frontage and internal road system

Financial Information

Loan Assump: No

Possession: At closing

Listing Information

This property is being marketed by:

TMM Real Estate, LLC

P. O. Box 97803

Raleigh, NC 27624

Listing Agent: Edwin E. Orr, ALC, RF, CF Broker

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Comments: Great opportunity to purchase a turnkey hunting preserve. Quail Ridge Preserve has been operated as a hunting preserve offering, quail, pheasant, deer, and turkey hunts. Truly a sportsman's sanctuary, this property is ready to provide outdoor recreational activities year round. Tract offers the opportunity to be operated as private preserve or run as a business with paying clientele. Located just outside of Yanceyville, it is within easy reach of Raleigh or Greensboro.

Information has been gathered from sources deemed reliable, but is not guaranteed. Prospective purchasers should obtain verification upon the advice of legal counsel and/or other sources satisfactory to them. The Broker assumes no liability for inaccuracies in the listing information.



QUAIL RIDGE PRESERVE
CASWELL COUNTY, NC
174.42 +/- ACRES



Tax Map







