

TMM Real Estate, LLC

Real Estate Brokerage Services

P. O. Box 97803

Raleigh, NC 27624

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EXECUTIVE SUMMARY

Datatek Properties, LLC Granville County, NC

**198.15 +/- Acres
Price - \$693,000.00**

Description: Old dairy farm in west central Granville County. The dairy farm use ended and all open land was planted to Loblolly Pines in 2000. The pines cover approximately 110 acres and offer significant income potential in the future. There is one large area and several smaller SMZ areas containing mature, mixed pine-hardwood totalling approximately 80 acres. There is a good internal road through the property and excellent road frontage. Two small ponds total about 2 acres.

The old house, mobile home and outbuildings are located on about 2 acres and have little to no value. They are being sold "as is" with no warranties. The dairy barn burned and only the cinder block walls remain. There appears to be an underground gas tank by the old house, but current owners have no knowledge of its condition.

Directions: From Oxford, take Hwy 158 west 5.3 miles to right on to Elam Currin Rd. Travel 2.1 miles to right onto Hebron Rd. Travel 0.9 miles to entrance to property on left. Look for orange ribbons near property corners. Look for sign.

Property Information:

Address: Hebron Rd.

City: Oxford, NC 27565

Tax PIN #: 098400657327 & 098400557131

Deed Book: 921/342

General Information

Best Use: Timber Production/Investment/Recreation

Topography: Level to rolling

Access: Extensive road frontage, good internal road

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

Office Phone: 919-846-7520

Office Fax: 919-848-2230

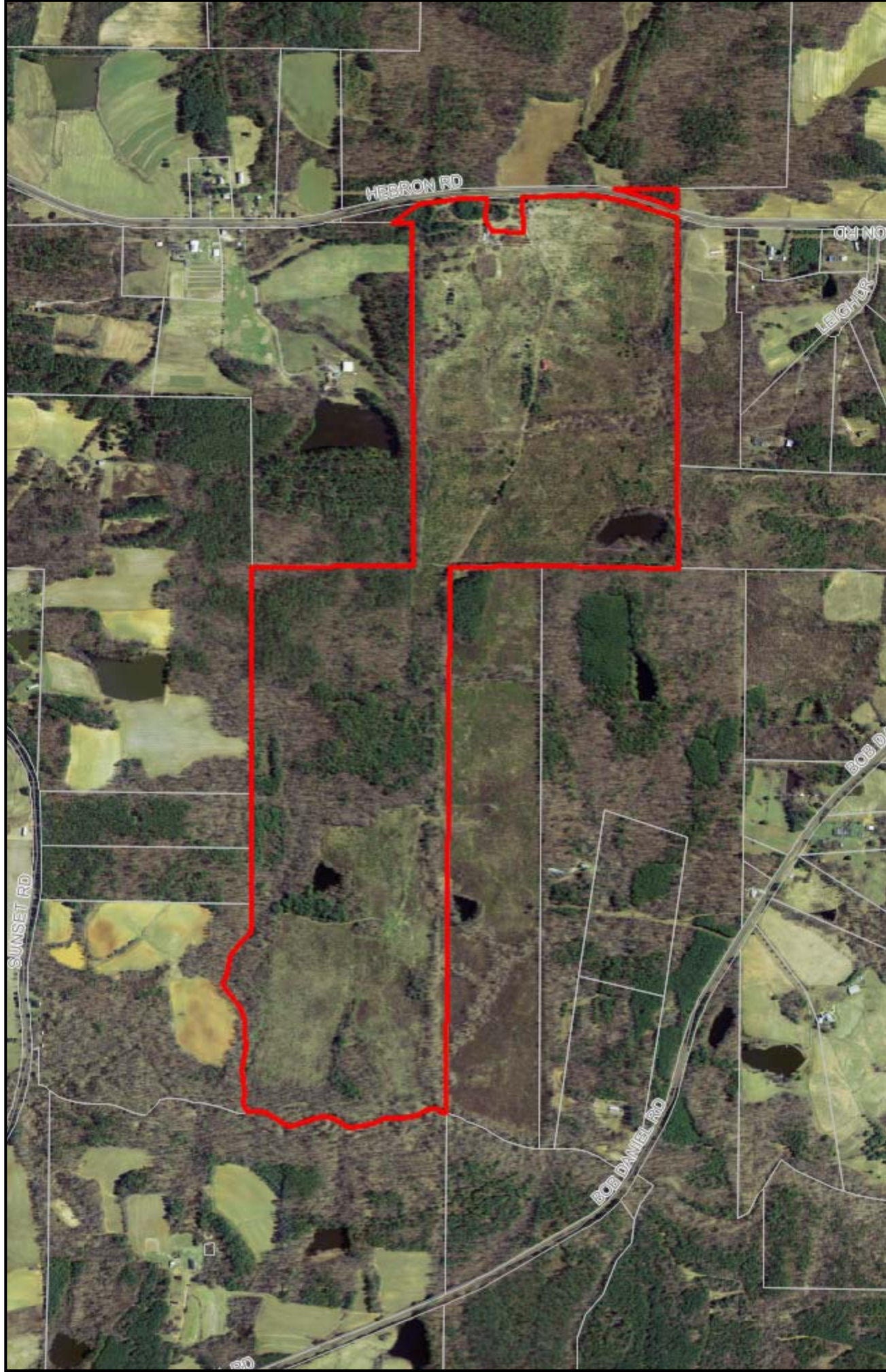
Mobile: 919-880-4673

Email: eeorr@tmmoc.com

Website: www.tmmrealestate.com

Comments: This property offers tremendous opportunity as an investment. Close proximity to Raleigh and Durham. Well stocked timber stands will produce income in about 7 – 8 years from the first thinning. Significant additional income will come again in about 5 years and again when the timber is clearcut in the final harvest. Mature timber offers income potential now. This is a great opportunity for a weekend retreat, hunting camp or family compound. Abundant wildlife includes a great deer and turkey population. Rolling land also provides great potential for horse or 4wheeler trail riding.

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.



GRANVILLE COUNTY



Disclaimer:
The data provided on this map are prepared for the inventory of real property found within Granville County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.

Parcel Number: 4089
Map Number: 098400557131
Owner Name: DATATEK PROPERTIES LLC
Owner Address: 1735 GUESS ROAD SUITE 200
Owner City: DURHAM NC
Parcel Address: HEBRON RD
Notes: D/W NOT LIVEABLE
Deed Reference: 921/342
Deed Date: 08/21/02

Plat Reference: 3557
Account: 197.00
Deed Acres: 8556097.1432
Calc Acres: Value: No Data
Sale: 0
Township: OXFORD



One Inch = 839 Feet

