

TMM Real Estate, LLC

Real Estate Brokerage Services

P. O. Box 97803

Raleigh, NC 27624

Office: 919+846-7520 Fax: 919+848-2230 Toll Free: 800-962-2281

EXECUTIVE SUMMARY

Bradshaw Tract Granville County, NC

**114 +/- Acres
Price - \$340,000.00**

Description: Great farm in northern Granville County. This tract has been exceptionally well managed for both farming and timber production. There are approximately 45 acres of farm land. There is a current farm lease for this year. Farmer is growing soybeans and corn. There are 28 acres of planted Loblolly Pine established in 2005, a one acre pond and about 2 acres in the home site. The remainder of the acreage contains hardwoods of various ages. There is approximately 4,800 feet of frontage along Aarons Creek.

The house is estimated to have been built in 1852 and has been remodeled at different times over the years. The kitchen was moved from the basement to the main floor in 1925. The bricks for the house were made from clay taken from the property. There are 3 bedrooms, one bath and another large room. House is being sold "as is" with no warranties. House is currently rented. There appears to be a buried fuel tank next to the barn. Owner has no knowledge of condition of tank.

Directions: From Exit 204 at the intersection of I-85 and Hwy 96 in Oxford, take Hwy 96 north through town toward Virgilina. Approximately 15.5 miles north of the intersection of Hwy 158 and Hwy 96 turn right onto Smart Rd. Travel 1.2 miles to entrance to property of right. Look for orange ribbons near property corners. Look for sign.

Comments: First time on the market. This is a great opportunity for a weekend retreat, hunting camp. Old house is functional, but not fancy. Barns and storage buildings add additional value and utility. Abundant wildlife includes great deer and turkey population and opportunity for ducks along Aarons Creek. Fishing is available in pond and creek. Farm lease can be continued or farm land can be planted in pines. Loblolly Pines planted in 2005 offer future income potential.

Property Information:

Address: 9182 Smart Rd.

City: Oxford, NC 27565

Tax PIN #: 007000484762

Deed Book: 1237/600

General Information

Best Use: Timber Production/Farming/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

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.



Loblolly Pine planted in 2005



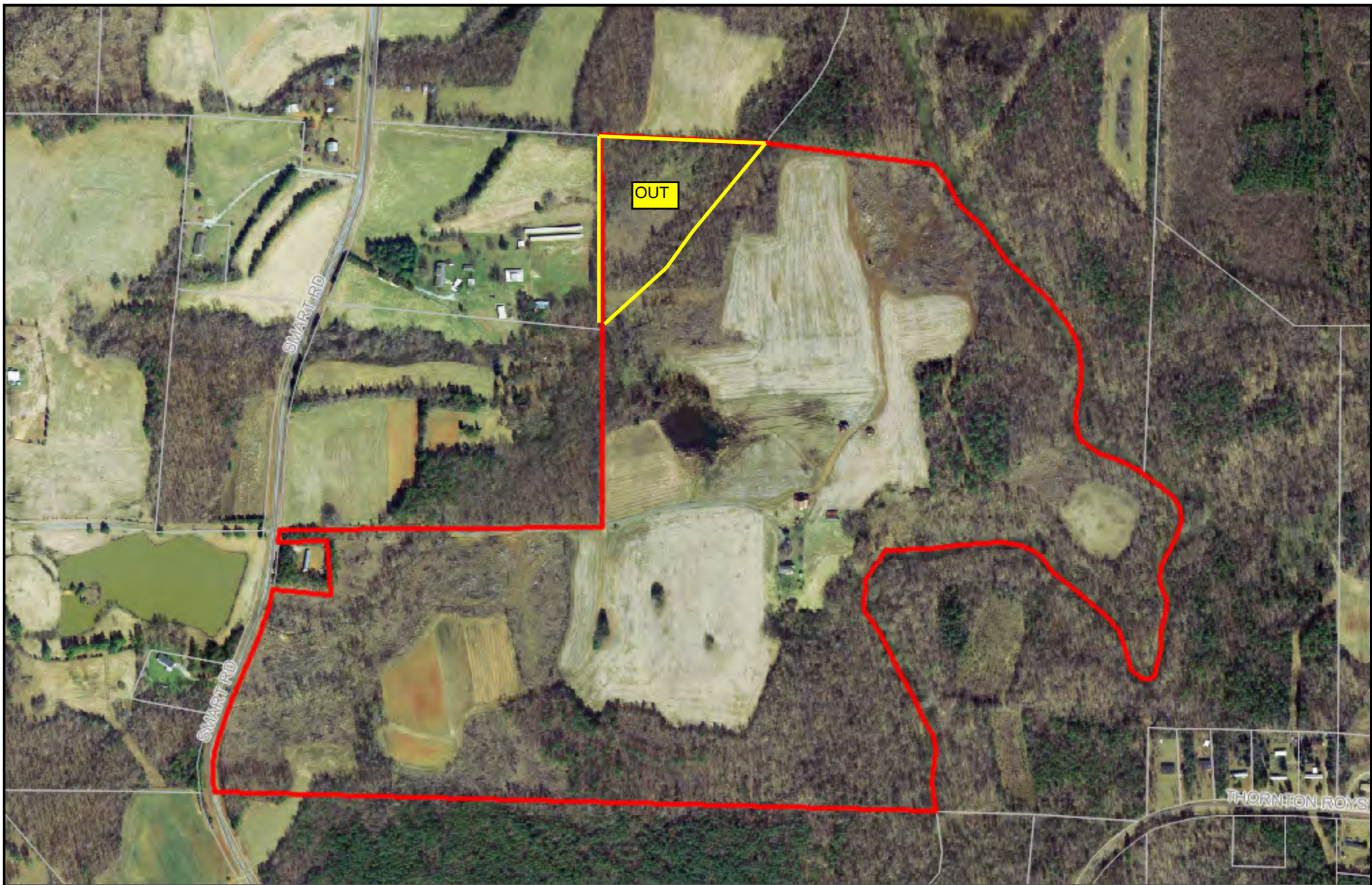
Aarons Creek



Entrance to property



House originally built about 1852



GRANVILLE COUNTY



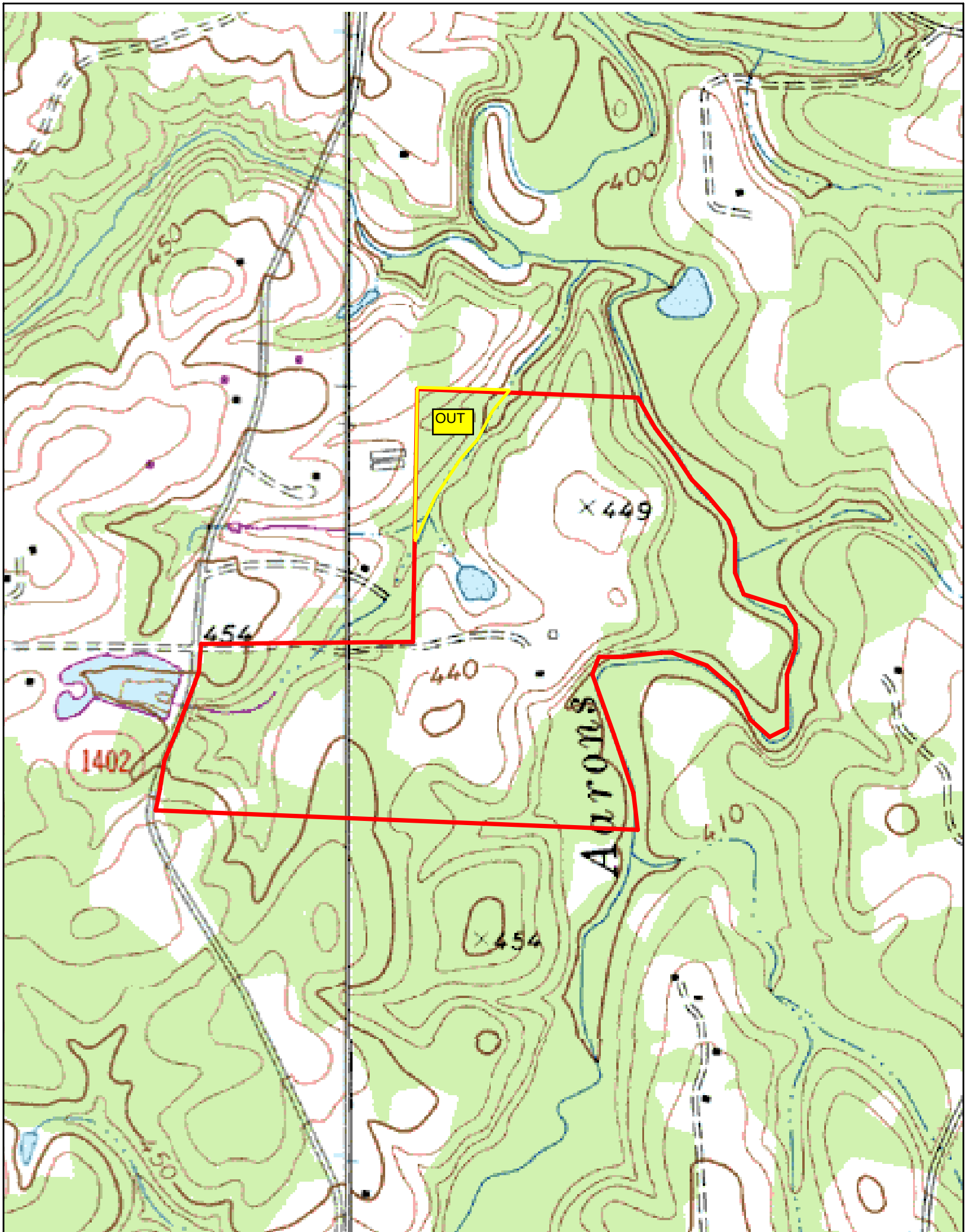
Disclaimer:
The data provided on this map are prepared for the inventory of real property found within Granville County, NC and are compiled from recorded plats, deeds, and other public records and data. This data is for informational purposes only and should not be substituted for a true title search,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

Parcel Number: 4628
Map Number: 007000484762
Owner Name: BRADSHAW CORDELL & LOUISE C
Owner Address: 10000 FANNY BROWN ROAD
Owner City: RALEIGH NC
Parcel Address: 9182 SMART RD
Notes: 061416200
Deed Reference: 1237/600
Deed Date: 10/31/07

Plat Reference:
Account: 3497
Deed Acres: 118.95
Calc Acres: 5338955.2549
Value: No Data
Sale: 0
Township: OXFORD



One Inch = 500 Feet





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: 4628
 Map Number: 007000484762
 Owner Name: BRADSHAW CORDELL & LOUISE C
 Owner Address: 10000 FANNY BROWN ROAD
 Owner City: RALEIGH NC
 Parcel Address: 9182 SMART RD
 Notes: 061416200
 Deed Reference: 1237/600
 Deed Date: 10/31/07

Plat Reference:
 Account: 3497
 Deed Acres: 118.95
 Calc Acres: 5338955.2549
 Value: No Data
 Sale: 0
 Township: OXFORD



One Inch = 500 Feet

