

Additional Photos View Map



TYPE PROPERTY: Farm & Timber
TYPE: Lot, Land, Farm, Timber
SUITABLE USE: Subdevelopment, Farm, Hunting/Recreational
TOPOGRAPHY: Rolling , Partially Wooded, Wetland
ACREAGE: Over 100 acres
APX ACRES: 478
LOT SIZE/SQFT: 20,821,680

LOT #: N/A
UNIT #:
PHASE #:
COUNTY: Camden
SUBDIVISION: N/A
CITY LIMITS: No
NEIGHBORHOOD/AREA: End of Texas Road
ELEMENTARY SCHOOL: Grandy Primary/Camden Intermediate
MIDDLE SCHOOL: Camden
HIGH SCHOOL: Camden

DEED BOOK: 327 **DEED PAGE:** 832 **PORTION OF DEED:** Yes **ALL OF DEED:** No
PIN: 0389000144070 **PLAT:** **MAP:** **OTHER:**
EST TAXES: 1276.74 **TAXES TBD:** No **TAX YEAR:** 2019 **TAX VALUE:** 170232 **TAX VALUE TBD:** No
HOMEOWNERS ASSOCIATION : No **SUBJECT TO HOA REGULATIONS:** N **HOMEOWNERS FEE MO:** 0
GOV'T ASSMT YR/MO: Camden County - Land **PROPOSED SPECIAL ASSESSMENTS:** N **CONFIRMED SPECIAL ASSESSMENTS:** N

LOCATION:

ELECTRIC COMPANY: Dominion NC Power **WATERFRONT:** River Front, Sound Front **FLOOD ZONE:** Zone AE & A1-A30
ROAD FRONTAGE: County Road **ALLOWED STRUCTURES:** Single Section Manufactured, Multi Section Manufactured, On Frame Modular, Off Frame Modular, Stick Built
LOCATION DESCRIPTION: No Deed Restrictions, Hardwoods, Sandy Beach **RESTRICTIONS:** No **EASEMENTS:** No
ZONING JURISDICTION: A-1 **PAVED STREETS:** Yes **UTILITIES:** Other
RAIL:
DOCUMENTS: None

DIRECTIONS: Location, location, location! Dream location for hunting and recreational or large tract waterfront development. 1.3 miles of Albemarle Sound and Pasquotank River frontage, 1 mile from Broad Creek, 2 miles from North River. +/- 107AC cropland, 333.7AC woodland, 37.3AC swampland per tax card. UNIQUE!

REMARKS: Established populations of duck, dove, turkey, deer, and bear. Incredible location and opportunity for waterfowl impoundments and all other types of hunting. Buyer could build private boat ramp at the end of Texas Road or use new public ramp 2 miles away at One Mill Landing Park. Opportunity for buyer to subdivide into multiple water front lots. Many may need to access water via boardwalks. Seller is working to clear paths through the woods and to water. Lots of pre-commercial stands of pines and other types of timber.

AGENT REMARKS: Seller would pay 1/3 of surveying costs if buyer wanted a survey. Seller would lease cropland back for \$75/acre if desired. Farmer/Seller has right to harvest crops if there are any in the field at closing.

OWNER'S NAME: AKBJ LLC **SELLER AGENT:** Yes **BUYER AGENT:** Yes
FINANCING: Cash, Conventional **ENTRY ONLY:** No **EXCLUSIONS:** No
CO-BROKER SHARE: 3.0 **REFER TO ML#:**
LIMITED SERVICE: No
VARIABLE RATE: No
SHOWING INSTRUCTIONS: Call LA Appointment, No Sign
POSSESSION: See Remarks **OWNERSHIP RIGHTS:** Not Applicable **DISPLAY ON INTERNET:** Yes **DISPLAY ADDRESS:** Yes

CONTINGENCY TYPE:

ADDITIONAL CONTINGENCY DETAILS:

AUTOMATED ESTIMATES: Yes **THIRD-PARTY COMMENTS:** Yes **PENDING/CONTRACT DATE:** **DAYS ON MARKET:** 1

SELLER REPRESENTATION: Owned for at Least One Year **CO-LIST AGENT:**

DUE DILIGENCE PERIOD:

Office Name: Rich Company (#:181) **Listing Agent:** Alex Rich (#:5)
Main: (252) 338-5432 **Agent Email:** alexanderbrich@gmail.com
Fax: (252) 338-5642 **Contact #:** (252) 256-1279
Street Address 1: 204 S. Poindexter St. **License Number:** 261159
Street City: Elizabeth City
Street State: NC
Street Zip Code: 27909
Office Corporate License: C17407