100515672 226 Camp Perry Road, Hertford, NC 27944 Active Listing Office: Rich Company Current Price: \$399,000 Land

CHOSTOLINE

Sub-Type: Residential Land Zoning: Rural Aa City Limits: Acres - Cleared: 27 Nο County: Perquimans Acres - Total: 103.6 Location Type: Acres - Wooded: Mainland 76.6 Marketing City: Hertford **Deed Restriction:** Nο Subdivision: N/A Lot SqFt: 4,512,816 Elementary Other Total Road Frontage: 1,447 School: Waterfront: No Middle School: Perguimans County Waterview: Nο

Middle School

High School: Perquimans County High

School

Bldgs on Property: Main House; Shed(s) Current Use: Agricultural; Residential; Timber

Environmental Hazard: Unknown Terms: Cash; Conventional Fuel Tank: Propane Above Ground

Fuel Tank Ownership: Leased Lot Description: Farm; Level; Wooded Lot Water Features: None

Frontage Type: See Remarks

Possession: At Closing; Crop Retention; Subject

To Tenant Rights; See Remarks

Road Type/Frontage: Paved; Public (City/Cty/St) Soil Evaluation: Soil Evaluation - No

Showing Instructions: At Your Own Risk; Call Listing Agent; Lockbox; See Remarks

Topography: Cleared; Cleared/Partial; Flood Plain; Level; Marsh/Wetland; Wooded

Utilities: Electricity Connected; Propane; Water Available

Sewer: Septic Tank Water Source: Well

Cobra Zone: Federal Flood Ins AvIbl: SL 189 Map #6 Yes Yes Plat Page: 1,483.56 Tax Identifier: 7888-74-8694 Total Real

Total City Real Estate Property Tax: 1,483.56 Deed Book: 373 PID: 7888-74-8694 **Estate Property**

Deed Page: 417 Plat Book: PC 2 Taxes: **Deferred Taxes:** No Special N/A Assessments:

Tax Assessed \$285,300

Value:

Tax Year: 2024

Marketing/Public Remarks: Beautiful 103.6 acre farm and timber property on Camp Perry Road in Perguimans County with 1,447' of road frontage, less than a mile from Perquimans River with a 3 mile drive to a public boat ramp. +/-26.6AC farmland under cultivation (farmer has the right to harvest crops during the 2025 growing season), 76.6AC of timber that was cut in 2013 and the higher ground was re-planted in pine. Includes a +/-1,440 sq ft 4 square style house built in 1925 that could be 3 or 4 bedrooms and one bath which is being sold as-is. No representations are being made about the septic tank functioning or being approved for that many bedrooms as it was recently damaged by a propane truck. Roof was replaced with 30 yr architectural shingles in 2014 after a hurricane that damaged the roof. No air conditioning and water source is a well although County water is on New Hope Road. At least a third of the timber is in a flood zone and/or likely wetlands. I witnessed doves, deer, turkeys, & a bear on my first exploration of the woods and I would be certain the swampy portions attract waterfowl in the winter. Contact broker for combo if you want to get in the house.

Agent Remarks: Call broker for lockbox combo if you want to see the inside of the house. Be careful of wasps and do not park near the traffic cone which is over the septic tank that has a broken lid. Do not drive in the fields.

Legal: James Lewis Robbins Estate Showing Instructions: See remarks.

Appointment Contact: Alex Rich Appt. Center Phone: 252-256-1279

Directions to Property: From Hwy 17 take New Hope Road and turn right on Camp Perry Road and the house is about a half mile down on the right where

the road curves left.

Effective Date: Agreement Full Service 06/25/2025 Status: Active Service: **Listing Price:** \$399 000 **Status Change** 06/25/2025

Original List Price: \$399.000 Agreement Type: **Exclusive Right To Sell** Date: The James & Sharon Robbins Owner: Prospect Exempt: Nο

Family Trust Stipulation of Sale: Standard **Broker Owner: EMD Trust Account:** Nο Nο

Seller Rep.: Has owned the property for at

least one year

Cumulative DOM: 2 Days on Market:

Expiration Date: 06/30/2026 **Listing Price:** \$399,000 List Price/Acre: \$3.851.35

Office Other Office Other Email Name **Primary**

Alex Rich Listing Office: Rich Company 252-256-1279 252-338-5432 **Listing Member:** alexanderbrich@gmail.com 261159

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