



MLS #: 10000827 **Status:** ACTIVE
 8636 Johnson Mill Road Unit#: / Lot#: 0
 Bahama, NC 27503 (City Limits Of):
Subd: Not in a Subdivision / **Nghbd:**
Possession: Close Of Escrow
Special Conditions Trade/Exchange, No Special Conditions

LAND

M **DOM:** 13 **LP:** \$3,240,000
CDOM: 13 **SP:**
Financial Concessions
Contingent Addendum
Contract Date
Est/Closing Date

Remarks

This property represents a rare opportunity for a residential subdivision in north Durham County, conv to Duke/Durham, RTP/RDU, Chapel Hill/UNC, I40/I85. Plenty of road frontage, multiple potential homesites. Ideal for estate lots or equestrian community. Mature vegetation, mostly hardwood, gently rolling topo. One of the largest contiguous tracts of land for sale in the area, this acreage opportunity is realistic for residential development or investment opportunity (save/hold) or 1031 exchange. This tract is potential timber/or recreational hunting during the

Directions

At Pittsboro roundabout, N on Hillsboro St/Hwy 15-501 N, R ramp on Fordham Blvd/Hwy 15-501 N, follow Hwy 15-501 N, R toward I-85, continue on I-85N, take ex 175 toward NC 157N/Guess Rd, L on Guess Road, R on Mason Rd, L on Johnson Mill Rd, property o

School Information

El 1: Durham - Mangum El 2:
 Mi 1: Durham - Carrington Mi 2:
 Hi 1: Durham - Northern Hi 2:

General Information

Year Built: New Construction: Est Fin Date:
 Builder Name: Ownership:
 Prim Res:
 Property Leased: **No** Month to Month: Lease Expires:

Public Data, Taxes, Financing

Tax Value: **\$46,564.00** Tax Rate
 Zoning: **RR** Inside City: **N**
 Financial Comments Oil/Gas Rights Severed?
 No

Measurements- Lot

Lot Size: **182.888** Lot Dim: **2408x1283x1568x1847x1**
 Approx Lot SqFt: **7,966,601.00** Total HOA Dues:

Lot Information

Road Frontage 2,408 Perk Test
 Cleared Acres Perk Test Date
 Wooded Acres Water/Sewer Fee
 Price per Acre # of Beds Yielded
 Location

Deed Restrictions
 Restrictive Covenants No

Features

Documents Available Survey, Topography Map
Equipment/Prod Timber
Farm Use Horses, Timber

Miscellaneous Horses OK
Road Description Street Paved
Road Frontage Description 2 Lane Road, Public Road, Paved
Sewer/Septic Need Septic
Transportation 2 Lane Road
Utilities Electricity Available, Electricity on Site

Vegetation Heavy Wood
Water Supply Need Well
Waterfront Type
Water Body Name
Waterfront Access
ApxWtrFrftg