



MLS #: 2415811 CLOSED

LN



Schedule a Showing

3208/3228 Grand Oak Lane

Lot Number n/a

New Hill

NC

27562

Subdivision: Not in a Subdivision

Neighborhood:

Virtual Tour

Road Frontage

Property Leased No

Lease Expires

Competing Offers

Special Conditions No Special

Conditions

List Price \$1,200,000

Sold Price \$1,131,000

Days On Market 33

Cumulative DOM 33

Possession At Time Of Closing

Contract Date 11/28/2021

Due Diligence Exp Date

Closing Date 1/28/2022

Financial Concessions 0

Special Circumstances No Special

Remarks

Dreams come true! Two adjacent 10-acre horse, goat, garden friendly lots are being sold together, one (3228 Grand Oak) with a renovated and expanded 1855 historic home. Convenient to the Triangle cities and RTP, their Wake County location on the Chatham County line is stop sign away from a Jordan Lake canoe put-in and the American Tobacco Trail head. Both lots have pastures, woodlands, exotic plantings, tobacco era outbuildings. A horse riding ring, stables, pond and orchard are part of 3208 Grand Oak.

Agent Remarks See pics w/captions. Appt required. 1 hr notice preferred. Working goat farm. Owner occupied. Please do not trespass. See res listing for 3228/3208 Grand Oak for other parcel incl in price. Acreage & tax = totals of 2 parcels. 2 heated & cooled detached flex spaces not incl in SF. Property currently enjoys AG tax deferments. Buyer to verify schools & any enrollment restrictions.

Directions

US Hwy 1 South to exit 89. North on New Hill Holleman Rd which becomes New Hill Olive Chapel Rd. L/on Barker Rd. L/on Grand Oak Ln. FY1 - Barker Rd becomes Poole Rd at county line. It dead ends in Jordan Lake (fish, canoe put-in, Jordan Game Lands).

Schools

ElemSch1 Wake County Schools

MidSch1 Wake County Schools

HighSch1 Wake County Schools

ElemSch2

MidSch2

HighSch2

Public Records/Tax

Tax Value \$815,641.00

Inside City No

Total HOA Dues \$0.00

Tax Map/Blk/Prc/lot

PIN # 0710178622

Tax Rate 0.70270

Zoning R-80W

Association Fee Payment

Legal Description TR2 PROP KINGSLEY PROP INC BM1986-115

General Information

Lot Dimensions irregular

Approximate Acres 20.610

Cleared Acres

Perk Test No

of Beds Yielded

Price per Acre 54,876.27

Wooded Acres

Perk Test Date

Water/Sewer Fee

Seller Name

Deed Restrictions See deeds/plats/covenants

Restrictive Covenant Rmks See deeds/plats/covenants

Financing

Financial Comments New needed. Please submit pre-approval or proof of funds with all offers.

Waterfront

Waterfront Access

Approx Ft of Wtr Frontage

Waterfront Type

Water Body Name

HUD Compliant Sr Housing?

Features

Location

Utilities No Utilities

Documents Available Road Maint. Agreement, Soil Survey

Road Frontage Description Easement Unpaved

Farm Use Dairy, Grazing, Horses, Sheep/Goats

Vegetation Brush, Cleared, Hardwoods, Other, Pasture

Water Supply Need Well

Miscellaneous Horses OK, Rec. Facility Near

Topography Level, Rolling, Sloped, Undeveloped Area

Buildings Hay Shed, Other, Stable, Storage Shed, Tobacco Barn

Road Description Private Rd Main. Agree, Private Road, Street Unpaved

Restrictions Deed Restriction(s)

Sewer/Septic Need Septic

Improvements Other

Lot Description Partially Cleared, Pasture, Secluded, Wooded Lot

Showing Instructions

Coming Soon?

Appointment Phone 855-870-3200

Showing Instructions Appointment Only, Beware of Pets, Notice Required, Occupied

Compensation

Commission to Buyer Agent 2.4 %

Commission to Sub Agent 0 %

Variable Rate No

Listing Agent

276569 List Agent - Agent Name and Phone Mickey D'Loughy - PrfPh: 919-559-5508

C27071 Listing Office - Office Name and Phone Metro Digs, Inc - OFC: 919-438-3447

53071 Co-Agent - Agent Name and Phone Peter A Rumsey - PrfPh: 919-971-4118