



MLS #: 10039812 Status: ACTIVE

LAND

24 Swimming Chicken Lane Unit#: / Lot#: 0

Pittsboro, NC 27312 (City Limits Of):

Subd: Not in a Subdivision / Nghbd:

Possession: Close Of Escrow

Special Conditions No Special Conditions

M	DOM:0	LP: \$750,000
	CDOM:0	SP:
	Financial Concessions	
	Contingent Addendum	
	Contract Date	
	Est/Closing Date	

Remarks

SEEKING NEXT STEWARD for this rarely available 9.47 Acres with 400' of Haw River frontage. The owner has thoughtfully managed a diverse mature, deciduous riverfront forest for 40 years. Off Chicken Bridge Road, the entrance is via a private driveway "Swimming Chicken Lane" - named for the market-bound chickens that slid off the back of Walter Hugh Campbell's flatbed truck in the early 1950's and escaped into the woods. The right fork of the scenic driveway winds towards a beautifully wooded, south facing homesite. A conventional 3-bedroom, gravity fed septic

Directions

Measurements- Lot

Lot Size: 9.470 Lot Dim: 253x865x403x1626
Approx Lot SqFt: 412,513.20 Total HOA Dues:

Lot Information

Road Frontage 125 Perk Test
Cleared Acres Perk Test Date
Wooded Acres Water/Sewer Fee
Price per Acre # of Beds Yielded 3
Location

Deed Restrictions
Restrictive Covenants Yes
Lot Description Wooded Lot, Unimproved

School Information

El 1: Chatham - Perry Harrison El 2:
Mi 1: Chatham - Margaret B Pollard Mi 2:
Hi 1: Chatham - Northwood 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: \$218,828.00 Tax Rate
Zoning: Inside City: N
Financial Comments Oil/Gas Rights Severed?
No

Features

Restrictions Can Use Own Builder, Residential Covenants
Road Description Other, Private Road Agreement, Private Rd Main. Agree, Private Road, Unimproved
Road Frontage Description Other, Unimproved
Sewer/Septic 3 Br Max, Conventional, Septic Site
Topography Flood Plain, Rolling
Transportation Other
Utilities Electricity Available, Electricity on Site
Vegetation Hardwoods
Water Supply Need Well
Waterfront Type River
Water Body Name Haw River
Waterfront Access Private Ownership
ApxWtrFrtg 403