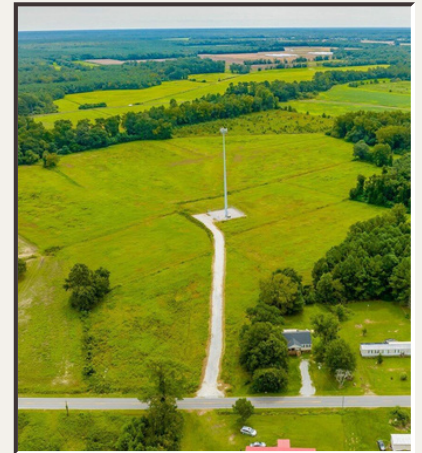
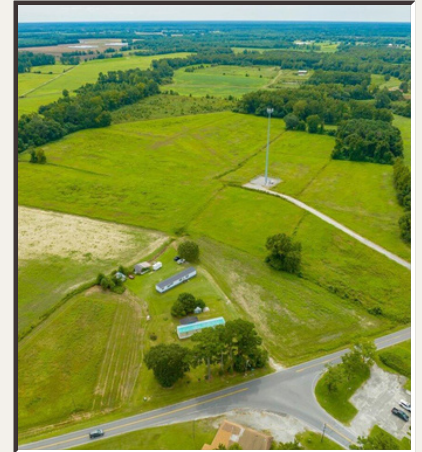


0 Pasture Branch Road, Rose Hill

\$1,250,000

29.00 Acres



For Sale

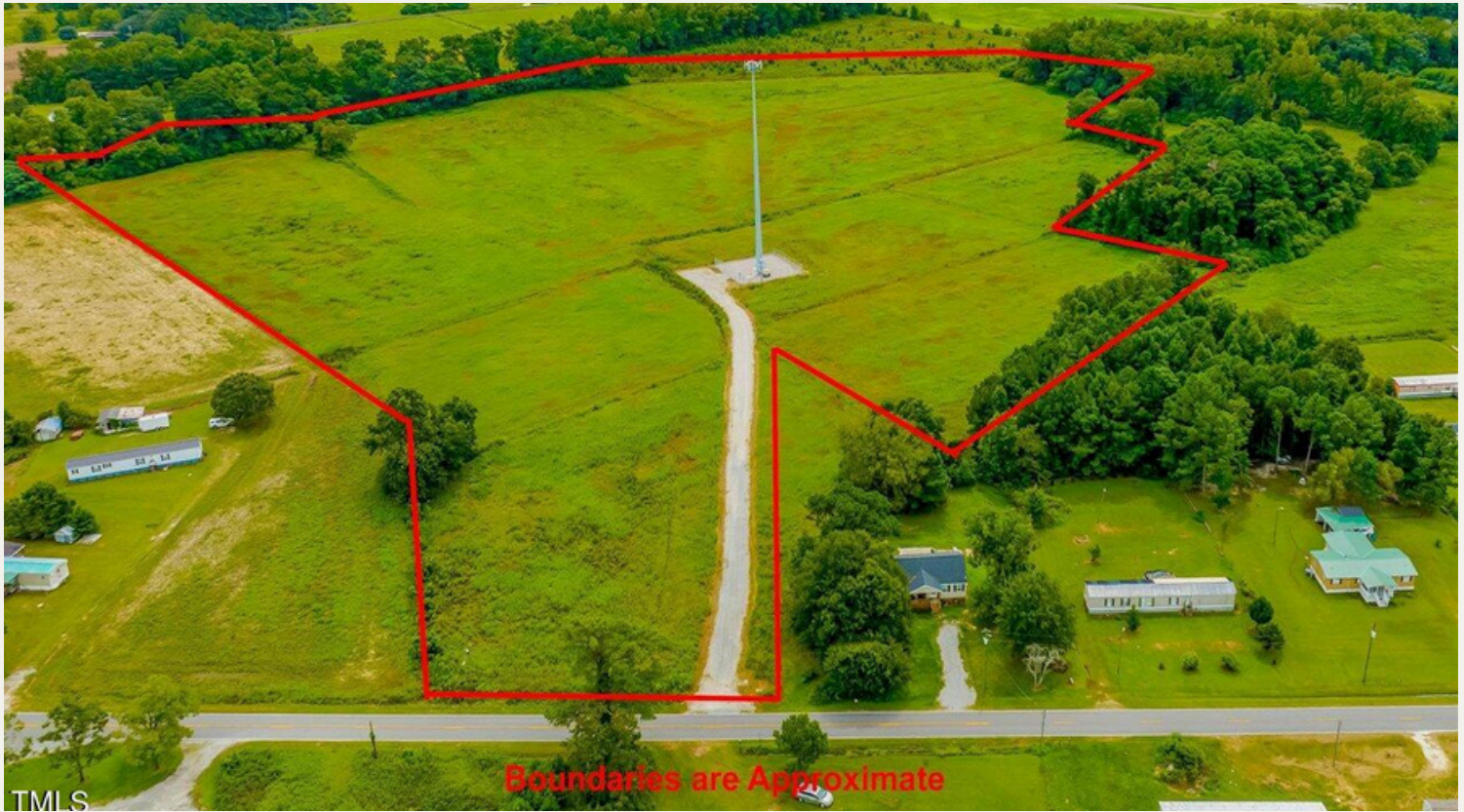
Unlock the potential of 29 acres of vacant farmland where endless opportunities await. Escape to the serenity of the countryside and small-town living. This property is ideal for small residential subdivision.

- Potential for water/sewer connection.
- Close to I-40.
- Acreage developed into "X" lots for median income housing.
- Seller willing to consider offers contingent upon entitlements. (Site Plan Subdivision Approval). No JVP. Will Subdivide.



Eric Andrews, ALC
(919) 542-0523
eric@ericandrewsrealtor.com

73 Hillsboro Street (P.O. Box 1400)
Pittsboro, NC 27312
919-548-1014 Txt



TMLS

Boundaries are Approximate



VICINITY MAP

GENERAL NOTES
 1. AREA CALCULATED BY COMPUTER.
 2. ALL DISTANCES SHOWN ARE HORIZONTAL DISTANCES.
 3. ZONING AREA RESIDENTIAL.
 4. THIS PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE R ACCORDING TO FRS WEBSITE MAP COMMUNITY PANEL NO. 3388 DATED 06/09/2008.
 5. PROPERTY LOCATED PARTIALLY IN THE TOWN OF GREENEVILLE.
 6. OWNER ADINA TEACHEY AND SHIRLEY TAMA ABERNATHY.
 7. PROPOSED BUYER KATHLEEN LINDSEY.

LEGEND
 ES - PINNAC STATE FOUND
 WS - ANNESTIC W/IN SET
 * - IRON STAKE SET
 * - UNLESS OTHERWISE NOTED
 * - NO POINT SET

STATE OF NORTH CAROLINA
 COUNTY OF DUPON
 I, Kathleen Wood DEVEN OFFICER OF
 DUPON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH
 THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY
 REQUIREMENTS FOR RECORDING.
 REVIEW OFFICER: Kathleen Wood
 DATE: 12-29-23



SCALE: 1"=40'



REFERENCES LISTED HEREON

I, TODD JENKINS, PROFESSIONAL LAND SURVEYOR NO. L-4282, CERTIFY
 THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY
 PERFORMED UNDER MY SUPERVISION BEING TRACTS FOUND IN BOOK 1285, PAGE 102
 THAT THE BOUNDARIES WERE SURVEYED AND CLEARLY INDICATED AS SUCH AND
 PLOTTED FROM INFORMATION AS REFERENCED HEREON.
 THAT THE METHOD OF MEASUREMENT OR POSITIONAL ACCURACY IS 7000+;
 THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM WAS USED TO PERFORM A PORTION OF
 THIS SURVEY UNDER MY SUPERVISION AND
 THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

IN CLASS OF SURVEY CLASS B
 (3) POSITIONAL ACCURACY CODE
 (3) TYPE OF GPS FIELD PROCEDURE: STATIC GPS FIELD PROCEDURE
 (4) DATE OF SURVEY: 05/25/2023
 (5) DATUM/EPOCH: NAD83(2011)
 (6) PUBLISHED/FIXED CONTROL USED: NO ONLINE USER POSITION SYSTEM
 (7) GRID MODEL: GCSNAD83
 (8) COORDINATE FACTORS: 000000000
 (9) UNIT'S OF SURVEY FEET
 I FURTHER CERTIFY THAT THIS MAP MEETS THE REQUIREMENTS OF THE
 STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA AS INDIC. IN BOOK
 THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 17-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 29th DAY OF DECEMBER, 2023.
 SEAL: Todd Jenkins
 PROFESSIONAL LAND SURVEYOR LICENSE NUMBER: L-4282



I, TODD JENKINS, PROFESSIONAL LAND SURVEYOR NO. L-4282
 CERTIFY THAT THE SURVEY IS OF ANOTHER CATEGORY SUCH AS THE RECONSTRUCTION
 OF EXISTING PARCELS, A COURT-ORDERED SURVEY, SIMILAR EXCEPTION TO THE
 DEFINITION OF RECONSTRUCTION.
 DATE: 12-29-2023
 SCENE NUMBER: 4-002

FILED FOR REGISTRATION AT 07/05/2023

1. Todd Jenkins MAP
 2. 12/29/23 Page 1 of 1
 3. 02
 4. 02
 5. 02

TODD JENKINS, P.C. LAND SURVEYING, LICENSE NUMBER: C-3267
 1252 N.C. HWY 241, PINK HILL, N.C. 28572 PHONE: 910-290-0852

MAP OF SURVEY
 FOR ADINA TEACHEY AND SHIRLEY TAMA ABERNATHY
 ADINA TEACHEY AND SHIRLEY TAMA ABERNATHY
 LOCATED PARTIALLY IN THE TOWN OF GREENEVILLE
 ISLAND CREEK TOWNSHIP, DUPON COUNTY, NORTH CAROLINA
 DEED BOOK 1285, PAGE 102. PARCELS 09-5323 DECEMBER 28, 2023

GRAPHIC SCALE 1"=200 FEET