



MLS #: 10048658 **Status:** ACTIVE

LAND

0 Pasture Branch Road Unit#: / Lot#: 0

Rose Hill, NC 28458 (City Limits Of):

Subd: Not in a Subdivision / **Nghbd:**

Possession: Close Of Escrow

Special Conditions No Special Conditions

M	DOM: 4	LP: \$1,250,000
	CDOM: 4	SP:
	Financial Concessions	
	Contingent Addendum	
	Contract Date	
	Est/Closing Date	

Remarks

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.

Directions

Measurements- Lot

Lot Size: **29.000** Lot Dim: **160x264x1003x533x914x**
 Approx Lot SqFt: **1,263,240.00** Total HOA Dues:

Lot Information

Road Frontage 160	Perk Test
Cleared Acres 29.00	Perk Test Date
Wooded Acres	Water/Sewer Fee
Price per Acre	# of Beds Yielded
Location	

Deed Restrictions
Restrictive Covenants No
Lot Description Partially Cleared

School Information

El 1: **Duplin County Schools** El 2:
 Mi 1: **Duplin County Schools** Mi 2:
 Hi 1: **Duplin County Schools** 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: **\$201,300.00** Tax Rate
 Zoning: Inside City: **N**
 Financial Comments Oil/Gas Rights Severed?
 No

Features

Buildings Other	Restrictions No Restrictions	Vegetation Cleared
	Road Description Public Maintenance, Street Paved	Water Supply Need Well
	Road Frontage Description 2 Lane Road, Public Road, Paved	Waterfront Type
	Transportation 2 Lane Road	Water Body Name
	Utilities Electricity Available, Electricity on Site	Waterfront Access
		ApxWtrFrtg