

Land Incomplete
MLS#
/CDOM: /:0

Off Will Jefferson Road
Henderson, NC 27537
County: Vance

\$437,800
Agent Detail Report



Lot Size Acres:	30	Sub-Type:	Unimproved Land
Lot Size SqFt:	1,306,800	City Limits YN:	No
Lot Size Dim.:	Varied	Restrictive Covenants:	No
Horse YN:	Yes	Subdivision Name:	Not in a Subdivision
Power Production YN:	Yes	Association:	No
Waterfront:	No	Senior Comm:	No
		For Sale or Lease:	For Sale

Showing Requirements: Call Listing Agent; Restricted Hours; Showing Advance Notice: 24; Showing Instructions: Listing agent must be present

Owner Name: Frank T. McGhee, Jr., trustee, Tom McGhee Living Trust

Private Remarks: The new parcel will be cut from an existing app. 39-acre parent parcel. Two horses and several family pets are buried on the acreage. Owner will ID the locations.

Public Remarks: Located close to 50,000-acre KERR LAKE, this app. 30-acre parcel (exact acreage TBD with new survey) has so much to offer. Open land, wooded areas, private pond, home site with well and septic (has older double-wide on-site now, but not in good condition). Access to acreage is on Port Dr. Horses allowed. Has trails and perfect locations for stables and barns. Adjacent to a water-front residential subdivision....buy a lot there and add lake access to your package. Make this your country get-away!!!

Directions: From I-85, take Exit 214. Go north on Hwy 39 to Williamsboro. Take right onto Thomas Rd, then right onto Will Jefferson Rd; then sharp left onto Joe Taylor Rd; then right onto Port Dr (has security gate). Look for sign on right along Port Drive.

Latitude: 36 Longitude: -78

Listing Contract Date: 12/28/2023
Original Entry Timestamp: 12/27/2023
Original MLS: Triangle MLS Inc

Listing Agreement: Exclusive Right To Sell
Buyer Brokerage Comp.: 2.4%
Sub Agency Comp.: 0%
Dual/Var Comp: No
Comp Sale YN: No

Status Change Timestamp: 12/27/2023
Original List Price: \$437,800
List Price: \$437,800

Name
LA: FAYE Guin (R16154) DRE#: 46488

Office
CENTURY 21 Country Knolls Realty, Inc. (3128)

Primary Office E-mail
c21knolls@aol.com

List Price/Acre: \$14,593.33
Tax Annual Amt: \$2,810.93
Tax Year: 2023
Tax Assd Value: \$108,130
Tax Legal Desc.: PART OF (app 30 acres) of 581 Will Jefferson Rd: new property line to be located

Elementary School: Vance - New Hope
Middle Or Jr Sch: Vance - Vance County
High School: Vance - Vance County

Parcel Number: 0732 01010
Lot Number: 0372 01010
Tax Map Number: 0372 01010
Zoning: AR

Association Amenities: Electricity; Gated; Trail(s)
Community Features: None
Current Use: Agricultural; Hunting; Manufactured Home
Possible Use: Agricultural; Cattle; Dairy; Farm; Grazing; Horses; Hunting;
Livestock: Multi-Family; Pasture; Poultry; Ranch; Residential
Development Status: Raw Land
Distance To Information: Distance To Airport Units: Miles; Distance To Water Comments
Easement Type: Access; Electric; Ingress-Egress; Utility
Frontage Type: Other
Land Details: Cleared Area: 8; Wooded Area: 10
Lot Features: Agricultural; Cleared; Farm; Gentle Sloping; Hardwood Trees;
Level; Open Lot; Partially Cleared; Pond On Lot
Lot Water Features: Pond on Lot
Oil/Gas Rights Severed?: No
Other Equipment: None
Restrictions: Subject To Zoning
Road Frontage Type: Private Road
Road Responsibility: Private Maintained Road; Road Maintenance Agreement
Road Surface Type: Paved

Subscriber Confirmation: Subscriber Created Text: Yes; Subscriber Took Photos: Yes
Utilities: Electricity Available
Vegetation: Grassed; Partially Wooded
View: Hills; Neighborhood; Pond; Rural
Water Source: Private; Well
Years Owned: 1 or More Year(s)

Current Financing: None
Disclosures: Seller Disclosure
Possession: Close Of Escrow
Property Leased YN: No
Sales Options: Cash; Conventional

Information is deemed to be reliable, but is not guaranteed. © 2023 MLS and FBS. Prepared by FAYE Guin on Wednesday, December 27, 2023 9:16 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

An aerial photograph of a coastal area with a large, irregularly shaped property highlighted in orange. The property is labeled '30.91 acre' and '0372 01010'. To the left of the property, a smaller lot is highlighted in red and labeled '0372 01005A'. The map shows several roads: 'PORT OF CALL' at the top, 'BUOY DR' running vertically through the center-right, 'PIER DR' at the bottom center, 'ANCHOR DR' at the bottom right, and 'WILL JEFFERSON RD' on the left. Numerous lots are labeled with numbers, including '0372 01001' through '0372 01009', '0372B01001' through '0372B01014', and '0372B01005R' through '0372B01032R'. A blue arrow points towards the bottom left of the orange-highlighted area. The surrounding area is mostly green, indicating vegetation, with some buildings and infrastructure visible.

Buildings

TAX PARCEL

0372 01010

Now live

Buildings

Mark where the
2 horses and
numerous
small pets are
buried.