



MLS #: 10000827

Active

LAND

8636 Johnson Mill Road  
Bahama, N.C. 27503

Lot #: 0

DOM: 815 OP: \$3,240,000  
CDOM: 815 LP: \$2,500,000  
SP:

Subd: Not in a Subdivision Nghbd:  
Special Listing Condition Standard

Directions

At Pittsboro roundabout, N on Hillsboro St/Hwy 15-501 N, R ramp on Fordham Blvd/Hwy 15-501 N, follow Hwy 15-501 N, R toward I-85, continue on I-85N, take ex 175 toward NC 157N/Guess Rd, L on



Public Remarks

This property represents a rare opportunity for a residential subdivision in north Durham County, conv to Duke/Durham, RTP/RDU, Chapel Hill/UNC, I40/I85. Plenty of road frontage, multiple potential homesites. Ideal for estate lots or equestrian community. Mature vegetation, mostly hardwood, gently rolling topo. One of the largest contiguous tracts of land for sale in the area, this acreage opportunity is realistic for residential development or investment opportunity (save/hold) or 1031 exchange. This tract is potential timber/or recreational hunting during the investment hold period.

School Information

EI 1: Durham - Mangum EI 2:  
Mi 1: Durham - Carrington Mi 2:  
Hi 1: Durham - Northern Hi 2:

Lot Measurements

Lot Size Acres: 182.89 Lot Size Dimensions: 2408x1283x1568x18...  
Lot Size Square Feet: 7,966,601.00

Lot Information

Wooded Area Perc Test On File No  
Cleared Area Perc Test Required No  
Price Per Acre \$13,669 Number of Bedrooms Yielded  
Water/Sewer Connection Fee

Agent Remarks

Sellers are willing to consider contract contingent upon subdivision approval. No soils evaluation but US Soils maps are favorable. (No water/sewer) Needs well/septic. Cell tower info on docs. Read all docs, disclosures, seller expectations. Cameras are in use on property. Use caution - hunters access property. All showings must be attended by buyers agent. Strike paragraph 6(d) when submitting offers. Listing

Please switch to the All Fields Detail Report if any information appears truncated.

Restrictions Other  
Restrictive Covenants YN No  
Restrictive Covenants Remarks  
Road Surface Type Asphalt, Paved  
Road Responsibility Public Maintained Road

General Information

Property Leased: No Association Fee: /

Public Data

Tax Ann Amount \$382.00 Tax Rate  
Zoning RR City Limits YN No  
Zoning Desc Oil/Gas Rights Severed No

Features

Number Of Buildings Utilities Electricity Available  
Current Use Agricultural, Timber Vegetation Heavily Wooded  
Possible Use See Remarks Water Frontage Length  
Sewer Septic Needed

Listing Agent

Listing Agent 1 - License ID 177746  
Listing Agent 1 - Agent Name and Phone Eric Andrews - 919-542-0523  
Listing Office 1 - Firm License C11131  
Listing Office 1 - Office Name and Phone Realty World Carolina Prop - 919-545-9911

Selling Information

Selling Agent 1 - License ID  
Selling Agent 2 - Agent Name and Phone  
Selling Office 1 - Firm License  
Selling Office 1 - Office Name and Phone  
Contingent Date  
Purchase Contract Date  
Close Date  
Close Price  
Concessions Amount  
Concessions Comments