

ABSOLUTE REAL ESTATE AUCTION

219.445+/- ACRES IN 11 TRACTS

SATURDAY 4TH APRIL, 2020 @ 12:00 NOON MOCKSVILLE, NC

DIRECTIONS

Being on Hwy 64, Approximately 6 miles east of Mocksville & 10 miles west of Lexington, @ traffic light @ River Trail Store, take Hwy. 801 south for Approximately 4 miles, at the cow pasture turn right on Deadmon Rd., go ¾ of mile, turn a right on Rag Road, go to the end of road, property is on the left adjacent to 261 Rag Road - Mocksville NC. Look for auction signs.



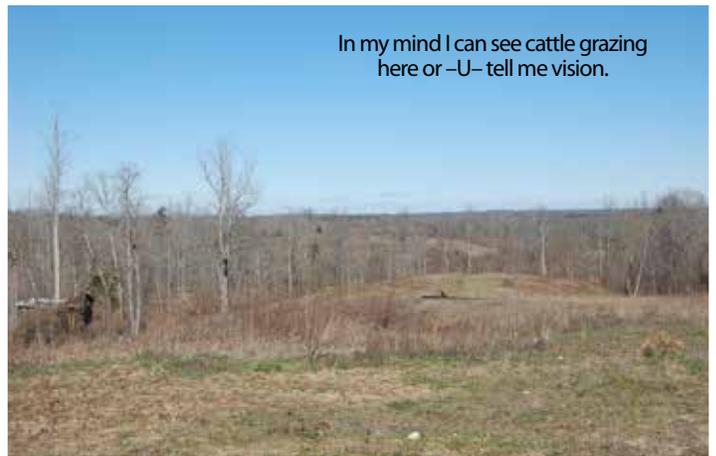
View from Rag Road showing the 60' easement that continues thru the property for the 11 tracts.



Tract B – crops that grow on this land – trucks may weigh heavy @ the mill – Dutchman Creek to the left.



Here's a parcel of land that –U– can see who is coming before they get there (been told 3 covey of quail have been seen on this farm).



In my mind I can see cattle grazing here or –U– tell me vision.

SALE HELD RAIN OR SHINE

E.B.Harris, 6:15AM - 9:59PM (252) 257-2140 Office
E.B., mobile.....(252) 430-9595
Office Fax(252) 257-1035
Fate, mobile.....(252) 813-5852
Shane Harris.....(919) 497-7990



Visit www.ebharris.com for updates.

3200 NC Hwy. 58
Warrenton, NC 27589

"The Complete Auction Service"

NCAL 1468
NC#C 4264
VAL 146
SCAL 3895

This map is NOT an actual survey of property. All lines shown are from GIS parcel data. Acreage is approximate only & is subject to change pending survey. This presentation is an aid to prospective buyers and in no way is intended as an accurate representation of metes and bounds, square footage, or acreage. Prospective buyers must have performed their own "DUE DILIGENCE" before sale!

A
44.187
ACRES +/-

B
37.881
ACRES +/-

C
21.566
ACRES +/-

D
12.218
ACRES +/-

E
10.107
ACRES +/-

G
28.743
ACRES +/-

H
13.958
ACRES +/-

F
10.414
ACRES +/-

I
14.038
ACRES +/-

J
15.036
ACRES +/-

K
14.146
ACRES +/-

★
ON SITE
REAL ESTATE
AUCTION

60' easement

60' easement

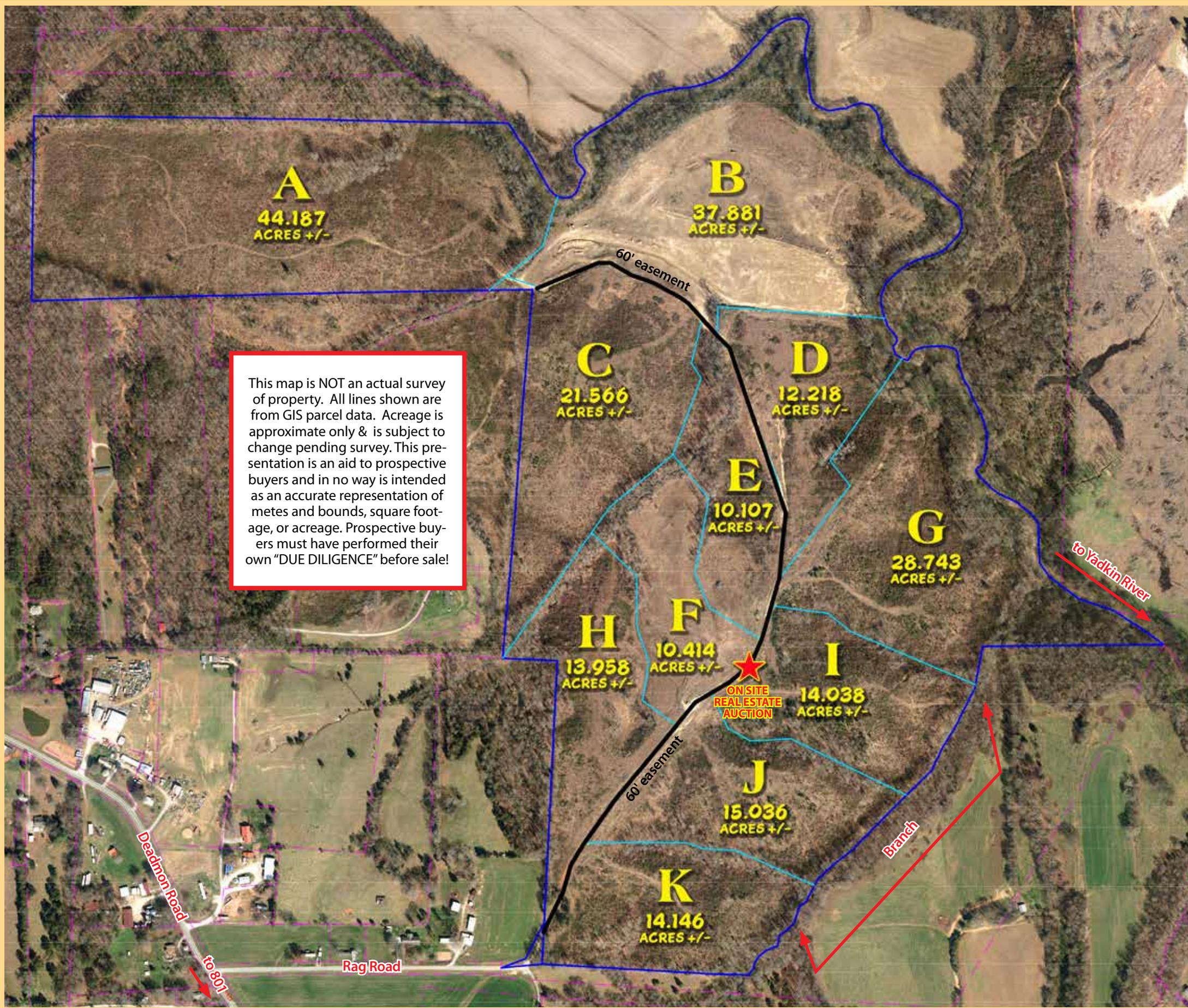
to Yadkin River

Deadmon Road

to 801

Rag Road

Branch



Tract A - Approximately 44.187+/- acres, will have a branch bordering the east side of property line, and north east of the property will be part of Dutchman Creek, this is a tract with a lot of vegetation and will have several places that a home would look nice on.

Tract B - Approximately 37.881+/- acres, mostly cleared land, land has been used for corn and beans, Dutchman Creek is on the northern part of property line that makes a horseshoe around this property.

Tract C - Approximately 21.586+/- acres, mostly cleared land, has a hillside to it that you can see most of the farm from, you won't have to build a deer stand as tall, part of a rocky branch close by.

Tract D - Approximately 12.218+/- acres, frontage on Dutchman Creek, has opportunity to be easily cleared.

Tract E - Approximately 10.107 +/- acres, has a pretty rocky branch that flows between this tract and Tract C.

Tract F - Approximately 10.414 +/- acres, the west side of this tract joins tract C, mostly cleared land, rocky stream flows between this tract and tract C

Tract G - Approximately 28.743 +/- acres, borders by Dutchman Creek on the east side of the property, this is a good side tract with high look outs, has a fair amount of low land that would make an ideal cow or horse pasture.

Tract H - Approximately 13.958 +/- acres, is the first piece of property on left when you come in from Rag Road, mostly cleared land that lays very well, part of rocky branch close by.

Tract I - Approximately 14.038 +/- acres, lies on the east side of the access road, has a lot of wildlife habitat cover, I could imagine young ones playing in the yard right here.

Tract J - Approximately 15.036 acres +/-, lies on east side of access road, another tract that offers lots of opportunity, with ideas of barns, kid goats, and young ones having a great time.

Tract K - Approximately 14.148 +/- acres, will be the first tract of land going in to the east side of the property road it is the tract that the closet to Rag Road, kids would have the shortest distance to the school bus.

These are tracts of land someone may would consider for privacy, it offers an abundance of wildlife including quail, turkey, deer, rabbits, and the occasional coyote or if you would just like to make an investment to make turn it into a cow pasture like it was at one time or planting trees, at one time it was used as a tobacco farm, it has gentle rolling land to it and some flat land. Some of the tracts have rocky water falls to it, there is

some tall timbers next to all the streams. Yadkin River is approximately a mile away, wild life boating access at 5877 NC Hwy 801 South Concord Church.

- Dutchman Creek flows into Yadkin River, that would be approximately a mile going south with a canoe.
- If you like water and gentle rolling land these will be tracts to consider.
- These tracts of land will be offered individually and as a whole.
- Be here sales day and bid your judgment, as all sales will be final sale day
- Tracts will be sold on site
- The road to access these tracts will be a 60' easement, private road with a maintenance agreement.
- Jerusalem Fire district

TERMS & CONDITIONS for REAL

ESTATE: 10 % down day of sale, balance due at closing, 30 days or less. All sales will be final on sale day. All tracts are estimated in acreage & percentage of open/wooded land. Total acres for tract will be determined as deeds & survey warrant.

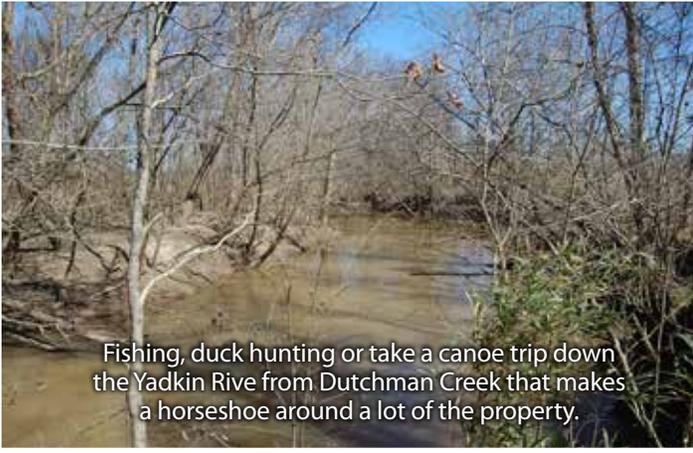
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All inspections that constitute a condition of sale must have been completed by day of sale. Information has been obtained from reliable sources & is presented as an aid for prospective buyers, however buyer is responsible for verifying all pertinent information in regards to this transaction. Inspect the property at your own convenience. Further, each bidder agrees that the Auction Company is not responsible for the damage to person or property while on sale property. **All property sales "AS-IS". The successful bidder will accept the property and any improvements there-on, in its present condition, "AS-IS" with all faults.** E.B.Harris Inc./Auctioneers is acting as seller's agent in this transition.

**Tim Jackson – Qualifying Broker
#185514**

The auctioneers reserve the right to offer the parcels in separate sales, combinations thereof or as a whole.

NO BUYER'S PREMIUM



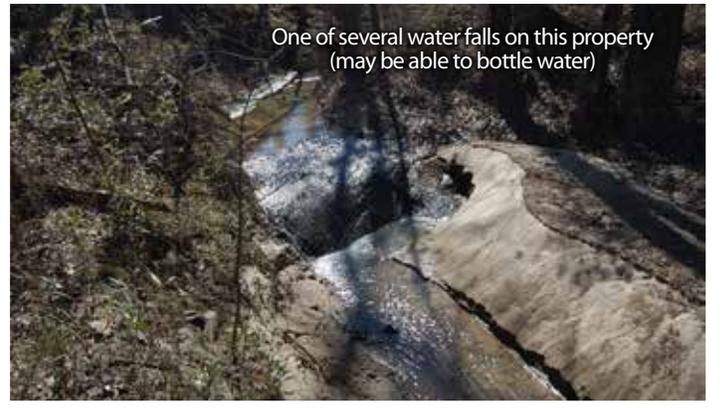
Fishing, duck hunting or take a canoe trip down the Yadkin Rive from Dutchman Creek that makes a horseshoe around a lot of the property.



First tract on left when you drive in on the 60' easement – lots of ideas for the future here.

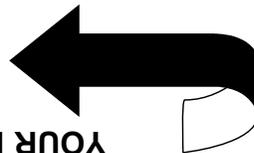


Tell me what better spot to raise a family – own it all & give them an education that can't be duplicated.



One of several water falls on this property (may be able to bottle water)

Wildlife, Homesites,
Farmland Are Right
Here in Davie County
A Good Place to Be



YOUR PERMANENT BUYER'S # IS HERE

FIRST CLASS MAIL

**TIME SENSITIVE MATERIAL - DELIVER ON TIME!!
IN HOME 3/23 - 3/25**

Permanent Buyer's Note: When you receive this brochure in the mail, your permanent # appears above your name. Bring this brochure with you to the sale & you never have to register. Check your name & address to make sure we have it correct. If there are any changes or if you are receiving more than one brochure, advise us of the changes that need to be made.

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