



MLS #: 2455047

Status: ACTIVE

LAND

7587 Siler City Snow Camp Unit#: / Lot#: 0

Siler City, NC 27344 (City Limits Of):

Subd: Not in a Subdivision / Nghbd:

Possession: At Time Of Closing

Special Conditions No Special Conditions

<b>M</b>	DOM: 11	LP: \$1,200,000
	CDOM: 11	SP:
	Financial Concessions	
	Contingent Addendum	
	Contract Date	
	Est/Closing Date	

**Remarks**

50+/- acres of prime pasture/farmland/mature hardwoods in historic Silk Hope. Not all pasture is created equal. Gently rolling hills offer views & multiple homesites. The perennial stream is fenced & has a cement bridge/pond is fenced/fencing on boundaries & separate pastures. Metal barn/feeding area/electric shop & well house. Well is 15 GPM w/hydrants. Minutes from new MegaSite/Toyota Battery Plant/Siler City/GBO/CH/RDU. Paved road frontage/no HOA/unrestricted/potential to subdivide.

**Directions**

At Pittsboro roundabout, west on US 64 Bus W, R onto NC Hwy 87, pass through roundabout and continue on NC Hwy 87, L onto Silk Hope Gum Springs Road which becomes Silk Hope Liberty Road, R onto Siler City Snow Camp Road, property is on L.

**School Information**

El 1: Chatham - Silk Hope El 2:  
 Mi 1: Chatham - Silk Hope Mi 2:  
 Hi 1: Chatham - J Matthews 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: \$156,054.00 Tax Rate 0.74750  
 Zoning: R-1 Inside City: N  
 Financial Comments Oil/Gas Rights Severed?  
 No

**Measurements- Lot**

Lot Size: 50.000 Lot Dim: 907x2093x1304x1216x28  
 Approx Lot SqFt: 2,178,000.00 Total HOA Dues:

**Lot Information**

Road Frontage 907 Perk Test No  
 Cleared Acres Perk Test Date  
 Wooded Acres Water/Sewer Fee  
 Price per Acre 24,000.00 # of Beds Yielded  
 Location

Deed Restrictions None  
 Restrictive Covenants No

**Features**

<b>Buildings</b> Barn, Other, Workshop	<b>Restrictions</b> No Restrictions	<b>Vegetation</b> Pasture
	<b>Road Description</b> Street Paved	<b>Water Supply</b> Well On Site
	<b>Road Frontage Description</b> Has Frontage	<b>Waterfront Type</b>
	<b>Sewer/Septic</b> Need Septic	<b>Water Body Name</b>
	<b>Topography</b> Rolling	<b>Waterfront Access</b>
	<b>Utilities</b> Electricity on Site	<b>ApxWtrFrtg</b>