

1618 Gerringer Mill Road, Burlington, North Carolina 27217

Rural 128630 **Active**
Vacant Land

1618 Gerringer Mill Rd Burlington, NC 27217

\$899,000

DOM: 1 **CDOM:** 1



County:	Alamance	Area:	10/County NW
Subdv:	Not In Subdivision	List Price:	\$899,000
	Pond On Property, Rural		
Style:	Acreage-Mixed, Vacant Land	Map Grid:	8857
# Sites:		GPIN#:	<u>8857836360</u>
Lot #:	65	Tax Value:	\$291,570
		Tax Year:	2023
Elementary:	A - O	Middle:	Western Alamance
High:	Western Alamance		
Deed Bk/Pg:	3836/797	Plat Bk/Pg:	
Zoning:	None	Acres:	50.00
Owner Name:	Owner of Record		

General Information

Lot SqFt:	2,178,000	Lot Shape:	Irregular	Lot Dim:	
Flood Plain:	No	Flood Ins:	No	Docs on File:	Yes
Wooded Ac:	30.00	Cleared Ac:	20.00	Pasture Ac:	0.00
Survey YN:	Yes	Perc Test YN:	Yes	Allotment:	No
Prop Desc:	Wooded and Open Fields				

Features

Water: Well
Septic/Sewer: None, Other, Perc Test On File, Septic-Needed
Access: Paved, Road Frontage, State Maint. Road
Utilities: Cable, Electric Avail, Gas Avail
Topography: Rolling Hills, Partial Cleared, Wooded
Acre Range: 50-100 Acres

Remarks

Directions: Property located on Gerringer Mill Road between Burch Bridge Road and Hwy # 87 North. From Burlington or Elon, North on Burch Bridge Road, left onto Gerringer Mill property on left. Or, Hwy # 87 North, take right at Western Alamance High School onto Gerringer Mill Road, cross the Haw River, Property on right.

Public: This one of kind 50-acre property is located in the highly desirable Western Alamance School District. The site is 15 minutes north of I85/40 just 20 Minutes East of Greensboro and 20 Minutes West of Durham, Chapel Hill and 40 Minutes West of Raleigh-Cary. A septic improvement permit issued for a 4-bedroom home. This beautiful unrestricted property boasts approximately 30 acres wooded and 20 acres cleared land. The grassy knoll overlooking a 3.75 +/- acre pond is the perfect location for building your forever home. This vast spread of totally unrestricted land with unlimited potential is ideal for your rural executive home and/or barndominium, horses, cattle and hobby outbuildings.

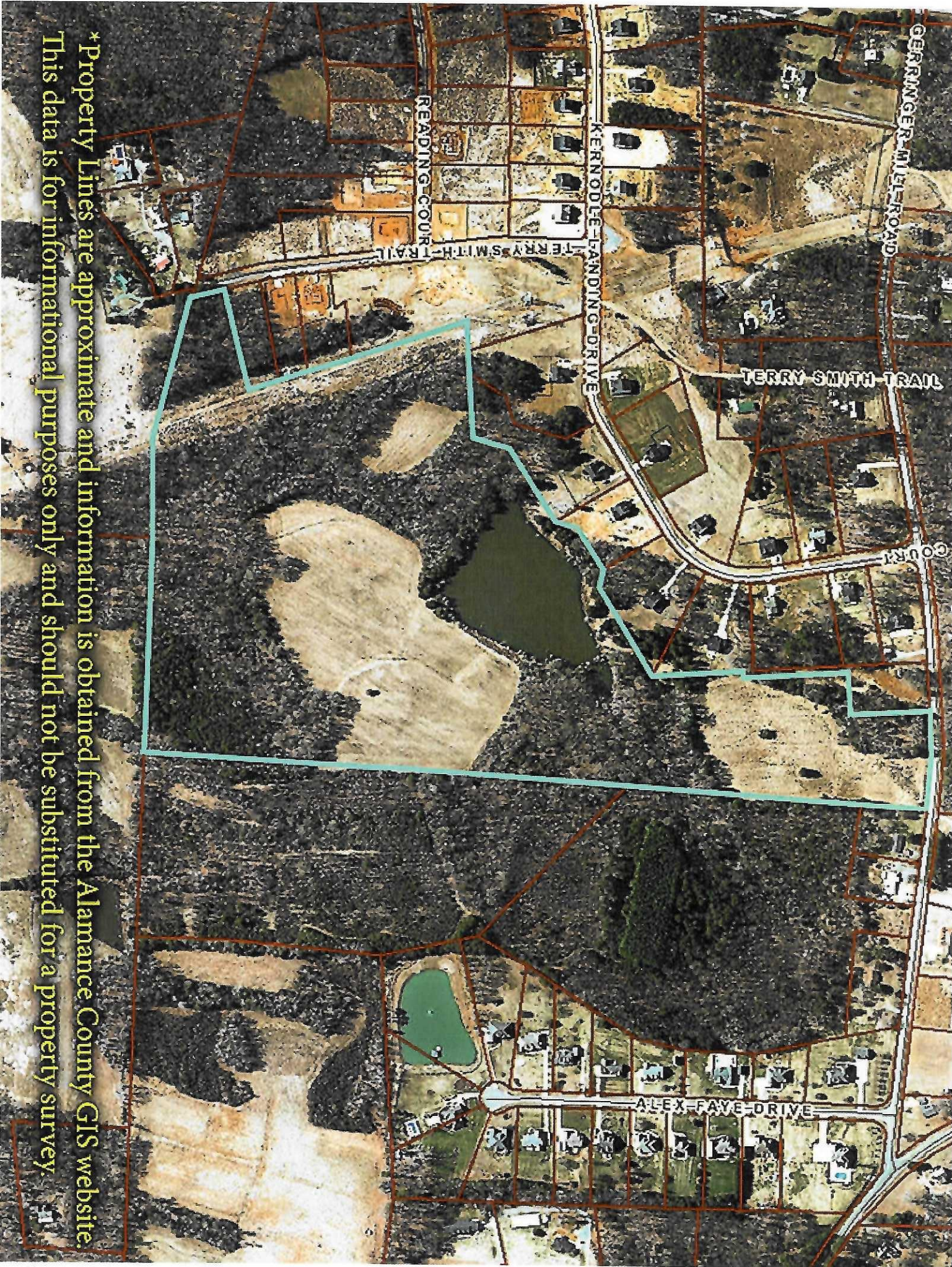
Private: Listing Agent will meet Buyer's Agent at the gate fronting on Gerringer Mill Road and provide aerial photo and access recommendations premised on wet weather conditions. Note, the address is derived from GPS coordinates, an address has not been assigned by Alamance County. Pate Real Estate, Inc. does not retain Earnest Money Deposits, have the closing attorney hold.

Agent/Office Information

List Agent:	<u>Tom Pate</u>	Lic #:	<u>22809</u>	Phone:	336-260-0634
List Office:	<u>Pate Real Estate Inc</u>	Lic #:	<u>C0994</u>	Phone:	336-260-0634
CoList Agent:	<u>Spencer Pate (548502096)</u>			Phone:	336-266-0617
CoList Office:	<u>Pate Real Estate Inc (1400)</u>			Phone:	336-260-0634
List Date:	10/04/2023	DOM:	1	Vacant:	Yes
Expire Dt:	09/30/2024	CDOM:	1	Sign :	No
Marketing Dt:		SubAgent:	No	IDX-Listing	Yes
Type of Sale:	Owner	SubAgt Amt:	\$0	IDX-Office:	Yes
List Type:	Right To Sell	BuyAgency:	Yes	VOW AVM:	No
Show Instr:	Call ShowingTime 855-870-3088, Gated, LA Must Accompany, No Sign	BuyAgt Amt:	3%	VOW Cmmt:	No
		Var Com:	No		
		Internet Add:	Yes		
Proposed Fin:	Cash, Conventional				

----Information herein deemed reliable but not guaranteed----

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*Property Lines are approximate and information is obtained from the Alamance County GIS website.
This data is for informational purposes only and should not be substituted for a property survey.