

1630 Gerringer Mill Road, Burlington, North Carolina 27217

UNILAN 2536337 **Active**
Vacant Land

1630 Gerringer Mill Rd Burlington, NC 27217

\$899,000

DOM: 239 **CDOM:** 0



County: Alamance
Subdv: Not in a Subdivision
Neighborhd:
Country: United States, United States Of America
Area:
List Price: \$899,000
Style:
Sites:
Lot #:
Map Grid:
GPIN#: [175247](#)
Tax Value: \$291,570
Tax Year: 2023
Elementary: Alamance - Alta Ossipee
High: Alamance - West Alamance
Deed Bk/Pg:
Zoning: None
Owner Name: Owner of Record
Middle: Alamance - Western
Plat Bk/Pg:
Acres: 50.00

General Information

Tax Rate: **Total Tax:** \$1,543.39
Lot SqFt: 2,178,000.00/Su **Lot Shape:** **Lot Dim:** Irregular
Front Lngth: 330 **Horse YN:** Yes
City Limits: No **City Limit Of:**
Front Lngth: 330 **Horses YN:** Yes **MnthAssoc \$:**
Prop Leased: No **Sr Comm:** No **Comm Name:**
Wtr Body Nm: **Yrs Owned:** 1 Or More Year(s)

Features

Water: Need Well
Septic/Sewer: Perc Test On File, Septic-Needed
Utilities: Electric Avail
Documents: Perc Test,
Lot Features: Partially Cleared
RoadFrnt Type: Two Lane Road
Road Resp: Public Maintained Road
Vegetation: Other

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.

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. NO TRESPASSING, SHOWN BY APPOINTMENT ONLY.

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: [Thomas Spencer Pate](#) **Lic #:** [215946](#) **Phone:** 336-266-0617
List Office: [Pate Real Estate](#) **Lic #:** [81218](#) **Phone:** 336-226-2468
CoList Agent: [Tom Pate \(109469\)](#) **Phone:** 336-260-0634
CoList Office: [Pate Real Estate \(81218\)](#) **Phone:** 336-226-2468
List Date: 10/09/2023 **DOM:** 239 **SubAgent:** **Vacant:**
Expire Dt: 09/30/2024 **CDOM:** 0 **SubAgt Amt:** 3% **Sign :**
Type of Sale: REO/Bank Owned **BuyAgt Amt:** 3% **IDX-Office:**
List Type: Exclusive Right To Sell **Var Com:** No **VOW AVM:** No
Show Instr: **Internet Add:** Yes **VOW Cmmt:** No
Proposed Fin: Conventional **Entire Disp:** Yes
Start Show Dt: **Show Phone:** 855-870-3200
Created Txt: No **Took Photos:** No