



JASON AYCOCK AUCTIONEERING

**3878 NC 581 HWY,
LOUISBURG, NC 27549**

**REAL ESTATE AUCTION
63.89 +/- ACRES**

**SATURDAY
APRIL 27TH
11:00 AM**

**ROY THARRINGTON RD
LOUISBURG, NC**

JASON AYCOCK AUCTIONEERING, INC.

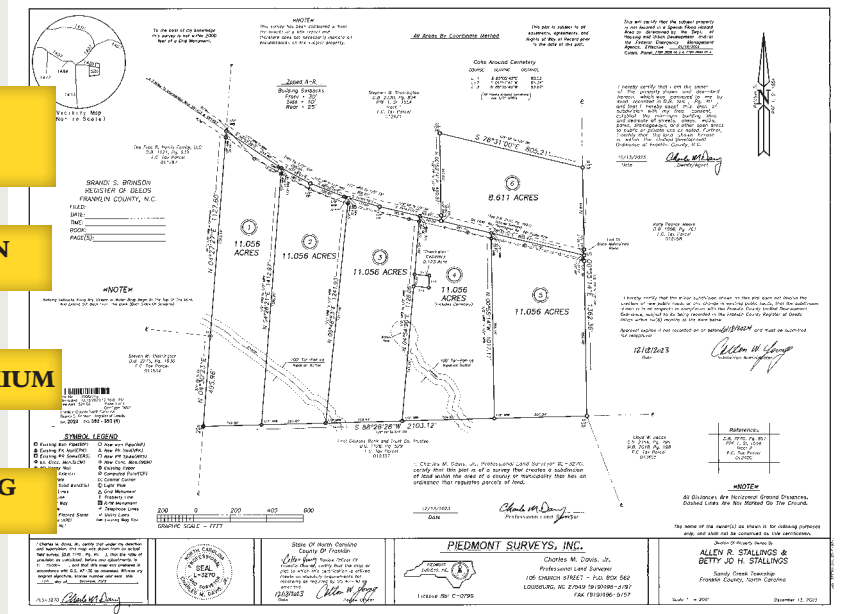
**919-495-0285
NCAL-6679 NCFI-8621 VAL-004616**

**SATURDAY
APRIL 27TH
at 11:00 AM**

**SALE HELD RAIN
OR SHINE**

NO BUYERS' PREMIUM

**ONSITE BIDDING
ONLY**



JASON AYCOCK AUCTIONEERING

www.jasonaycockauctioneering.com

DIRECTIONS: BEGINNING IN LOUISBURG @ THE HWY 561/401 INTERSECTION, TAKE 561 2.5 MILES TO PERDUE RD, LEFT ON PERDUE RD, 2.6 MILES TURN LEFT ON PERSON RD, IN 5.3 MILES TURN RIGHT ON ROY THARRINGTON RD, SALE ¼ MILE AT THE END OF ROY THARRINGTON.

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TERMS AND CONDITIONS OF THE SALE: All items are sold as is, where is, with no warranties implied in any manner. Items are sold and represented to the best of our knowledge but are not guaranteed. Mileage and hours are noted and recorded, but not certified or guaranteed by the auction firm. Buyers must inspect items prior to purchasing. Sale day announcements take precedence over printed material. All items must be paid for with cash or good check the day of the sale before removing from sale site. The Auctioneer reserves the right to combine, group and sale separate items on the sale at any time. Once items are sold, they are the buyers responsibility. Not Responsible for accidents.

Cash or good check. Bank letter may be needed on new customers on larger items. Hauling available. There is **NO BUYER'S PREMIUM**

AUCTIONEER NOTE: Jason Aycock Auctioneering, Inc. has been contracted to offer the +/- 63.94 Acres of farmland at public auction. This property has the most secluded county living you can ask for. If you are looking a place to call home, hunting land, farming, development or simply an investment that grow leaps and bounds, this is an auction you will not want to miss. **Sale will be held on-site at Roy Tharrington Road Louisburg, NC. NO BUYERS PREMIUM!!!**

JASON AYCOCK AUCTIONEERING, INC. • NCAL - 6679 • NCFI - 8621 • VAL - 004616 • jason@jasonaycockauctioneering.com • 919-495-0285

REAL ESTATE AUCTION

63.89 +/- ACRES

SATURDAY
APRIL 27TH
at 11:00 AM

ROY THARRINGTON RD • LOUISBURG, NC
FRANKLIN COUNTY, NC

AUCTION LOCATION: ROY THARRINGTON RD, NC

SELLING A TOTAL OF 6 CONTINUOUS TRACTS

TRACTS WILL SOLD BY THE SURVEY PER ACRE. ALL TRACTS WILL BE SOLD INDIVUALLY WITH NO COMBINATION OFFERED.

THIS PROPERTY IS LOCATED 12 MILES NORTHEAST OF LOUISBURG, NC AND 17 MILES SOUTHEAST OF HENDERSON, NC; IN NORTHERN FRANKLIN COUNTY, NEAR THE GOLD SAND/ SCHLOSS COMMUNITIES. IT IS ALSO LOCATED 1 HOUR FROM THE RDU AIRPORT. THE PROPERTY LIES ALONG ROY THARRINGTON ROAD, WHICH IS A STATE MAINTAINED GRAVEL ROAD. IT HAS APPROXIMATELY ½ MILE OF ROAD FRONTAGE.

THE TOPOGRAPHY OF THE LAND IS ROLLING HILLS. THERE ARE A FEW LOCATIONS TO BUILD A POND SHOULD ON DESIRE. YEARS AGO, THE FARM WAS A THRIVING WORKING FARM WITH TOBACCO AS A MAINSTAY OF THE LAND. AFTER ROW CROPPING THE FARM IT WAS PLANTED IN PINE TREES AND THE TREES WERE HARVESTED RECENTLY. THE TIMBER WAS CLEAR-CUT AND THE LAND IS NOW READY TO BE TURNED INTO WHATEVER THE NEW OWNER (OWNERS) DESIRE. FOR THOSE WHO LOVE TO HUNT AND BE OUTDOORS, THERE ARE ALL TYPES OF ABUNDANT WILDLIFE IN THE AREA INCLUDING DEER, TURKEY, RABBITS, FOX, ETC.

THE PROPERTY WILL BE OFFERED IN 6 SEPARATE TRACTS RANGING FROM 8+ ACRES TO 11+ ACRES. THE BUYER (BUYERS) CAN PURCHASE JUST ONE TRACT OR MULTIPLE TRACTS.

SALE HELD RAIN
OR SHINE

NO BUYERS' PREMIUM

ONSITE BIDDING
ONLY

TRACTS 1-6 ARE ALL 1 CONTINUOUS TRACT

TRACT #1: CONSITISING OF +/- 11.056 ACRES.

TRACT #4: CONSISTING OF +/- 11.056 ACRES.

TRACT #2: CONSISTING OF +/- 11.056 ACRES.

TRACT #5: CONSISTING OF +/- 11.056 ACRES.

TRACT #3: CONSISTING OF +/- 11.056 ACRES.

TRACT #6: CONSISTING OF +/- 8.611 ACRES.

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TERMS & CONDITIONS

CHECK

www.jasonaycockauctioneering.com

FOR UPDATES.

(919) 495-0285.

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Gary Lenox, Designated Broker

NC BIC #68739 NCAL #1640 (919) 522-0074

SCAL #486 SCBL #17431 VAAL #002911 VABL #0225080578

5% DEPOSIT DAY OF SALE, BALANCE DUE AT CLOSING, 45 DAYS OR LESS. EACH BIDDER ASSUMES ALL RESPONSIBILITIES WHILE ON AUCTION PREMISES. ALL INSPECTIONS WHICH CONSTITUTE A CONDITION OF A SALE MUST BE MADE PRIOR TO THE AUCTION. FURTHER, EACH BIDDER AGREES THAT THE AUCTION COMPANY IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSON OR PROPERTY WHILE ON PROPERTY. THIS PRESENTATION IS OFFERED AS AN AID TO PROSPECTIVE BUYERS AND HAS BEEN OBTAINED FROM RELIABLE SOURCES; HOWEVER, IT IS ONLY AN AID AND IS IN NO WAY INTENDED AS AN ACCURATE REPRESENTATION OF METES AND BOUNDS OR OTHER FACTUAL INFORMATION. ALL PROPERTY SELLS "AS-IS." THE SUCCESSFUL BIDDER WILL ACCEPT THE PROPERTY AND ANY IMPROVEMENTS THERE-IN, IN ITS PRESENT CONDITION, AS-IS, WITH ALL FAULTS, IF ANY.

PROPERTY IS BEING OFFERED WITH CONFIRMATION OF THE SELLER. ACCEPTANCE OR REJECTION OF FINAL BID WILL BE DETERMINED IMMEDIATELY FOLLOWING THE AUCTION. **NO BUYER'S PREMIUM!**