

REAL ESTATE AUCTION

178.4 +/- ACRES

6535 ALVIS BROOKS RD, OXFORD, NC
GRANVILLE COUNTY, NC

SATURDAY,
NOVEMBER 14TH
@ 11AM

NO BUYERS'
PREMIUM

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

THIS BEAUTIFUL 178 +/- ACRE FARM IS LOCATED IN NORTHERN GRANVILLE COUNTY IN THE WALNUT GROVE TOWNSHIP. IT IS APPROXIMATELY 8 MILES NORTH OF OXFORD & ABOUT AN HOUR COMMUTE TO THE RTP AREA. DURHAM IS JUST A 40 MINUTE DRIVE FROM THE FARM. THE ROAD FRONTAGE ON ALVIS BROOKS ROAD CONSIST OF .6/MILE AND .2/MILE ALONG LITTLE SATTERWHITE RD. THE TOPOGRAPHY OF THE LAND IS ROLLING HILLS CONSISTING OF 95% 5-7 YEAR OLD PLANTED PINES & 5% OPEN LAND. THIS PROPERTY IS PERFECT FOR THE AVID OUTDOOR HUNTERS AS THE DEER & TURKEYS ARE IN ABUNDANCE. 178 ACRE TRACTS ARE GETTING HARDER & HARDER TO FIND. THIS MAY BE THE INVESTMENT OPPORTUNITY YOU HAVE BEEN LOOK FOR. THEY AIN'T MAKING NO MORE LAND!!!!

IF YOU ARE LOOKING FOR A SMALL MINI FARM IN A QUIET RURAL SETTING AWAY FROM THE CITY, BUT CLOSE ENOUGH TO THE CITY TO COMMUTE TO WORK; OR A LARGE TRACT OF CONTIGUOUS PRODUCTIVE TIMBER LAND, THIS AUCTION OFFERS ALL POSSIBILITIES!

TRACTS 1-4 ARE ALL 1 CONTINUOUS TRACT

TRACT #1: CONSISTING OF +/- 22.6 ACRES.

TRACT #2: CONSISTING OF +/- 23.8 ACRES.

TRACT #3: CONSISTING OF +/- 50.4 ACRES.

TRACT #4: CONSISTING OF +/- 50.4 ACRES

TRACT #5: CONSISTING OF +/- 15.6 ACRES

TRACT #6: CONSISTING OF +/- 15.6 ACRES.

NOTE: THIS IS A WONDERFUL OPPORTUNITY TO OWN AS MUCH PROPERTY AS YOU WOULD LIKE. YOU CAN BUY ONE TRACT OR MULTIPLE TRACTS OR THE WHOLE FARM! ALL ACREAGE WILL BE CONFIRMED ON SALE DAY WITH THE ACTUAL SURVEYED ACREAGE.

AUCTION LOCATION: 6535 ALVIS
BROOKS RD, OXFORD, NC



DIRECTIONS: TRAVELLING ON HWY 96 NORTH APPROX. 4 MILES NORTH OF OXFORD, TURN LEFT ON SUNSET RD, IN APPROX. 1.5 MILES TURN RIGHT ON ALVIS BROOKS RD, SALE SITE .1 MILE ON LEFT.
SALE SITE ADDRESS: 6535 ALVIS BROOKS RD

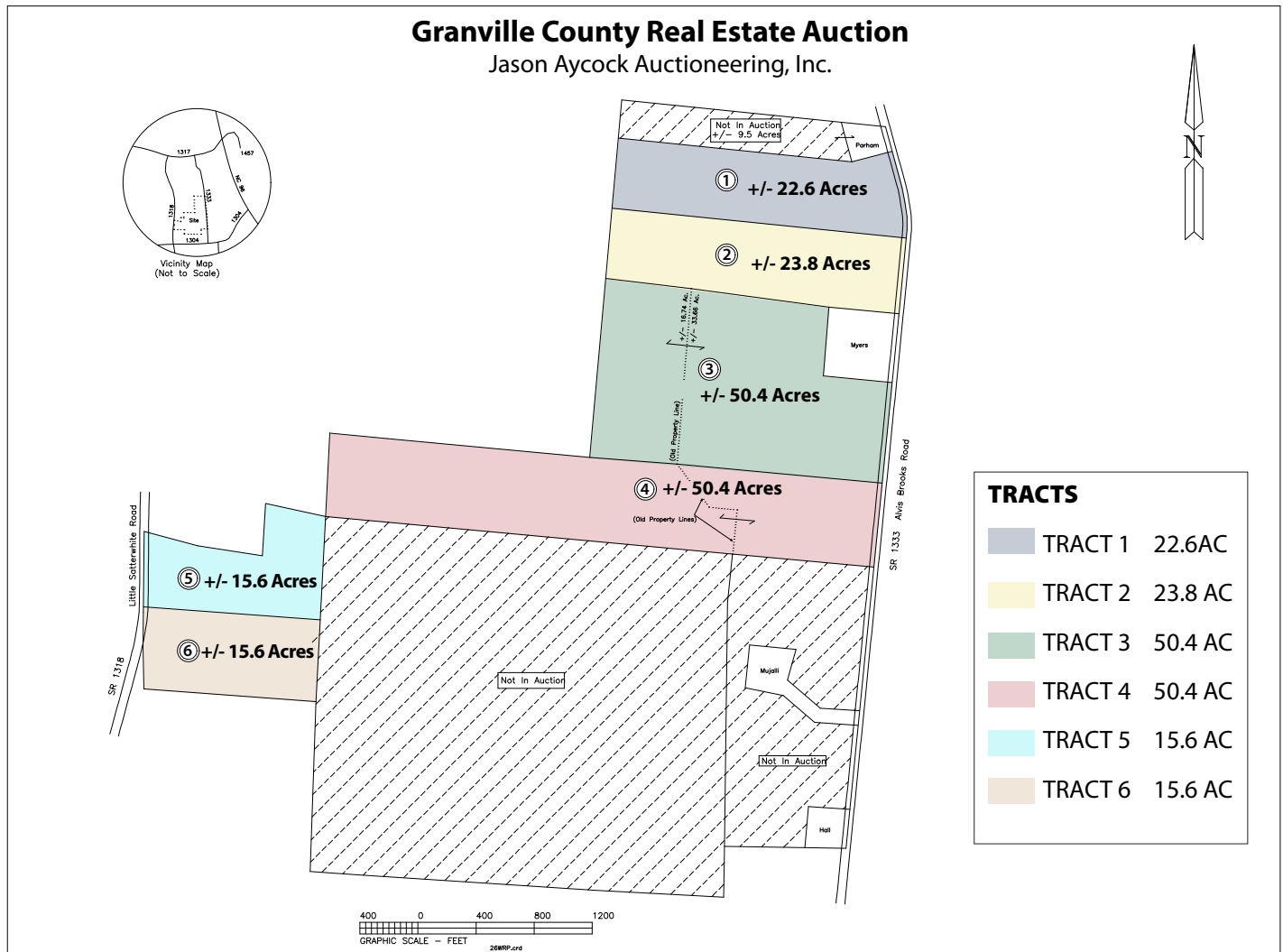
AUCTIONEER NOTE: Jason Aycock Auctioneering, Inc. has been contracted to offer the +/- 178.4 Acres of farmland at public auction. This property has lots of potential. If you are looking a place to call home, hunting land, farming, development or simply an investment that grow leaps and bounds, this is an auction you will not want to miss. Sale will be held on-site at 6535 Alvis Brooks Rd, Oxford, NC. **NO BUYERS PREMIUM!!!**

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GRANVILLE COUNTY, NC



TERMS & CONDITIONS: 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!

Gary Lenox, Designated Broker

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



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