

# This report prepared for Steve Bass by Judy Godwin

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**0000 Simpson Road, Locust NC 28097**

MLS#:	<b>3203146</b>	Category:	<b>Lots/Acres/Farms</b>	Parcel ID:	<b>557401167560</b>
Status:	<b>Active</b>	Tax Location:	<b>Locust</b>	County:	<b>Stanly</b>
Subdivision:	<b>None</b>	Tax Value:	<b>\$114,323</b>	Zoning Desc:	<b>Vacant Land</b>
Zoning:	<b>OPS</b>			Deed Reference:	<b>856</b>
Legal Desc:	<b>Vac Simpson Rd Treece tracts B &amp; C</b>				



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General Information

Type: **Acreage**  
 Can be Divided?: **No**  
 \$/Acres: **\$11,964.93**

School Information

Elem: **Locu**  
 Middle: **West**  
 High: **West**

Land Information

Approx Acres: **19.39**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim: **19.39**  
 Min Sqft To Build: **0**  
 Prop Foundation: **N/A**  
 Lot Desc: **Runway Lot, Sloping**

Utility/Plan Information

Sewer: **None**  
 Water: **None**  
 Outbuildings: **No**  
 Dwellings: **No**  
 Bedrooms Septic:

Additional Information

Prop Fin: **Cash, Conventional, Lease Purchase**  
 Publicly Maint Rd: **Yes**  
 Ownership: **Seller owned for at least one year**  
 Special Conditions: **None**

Features

Comm Features:	<b>None</b>	Street:	<b>Paved</b>
Access:	<b>City Street, Paved Road</b>		
Improvements:	<b>None</b>		
Suitable Use:	<b>Cattle, Farmland, Horse Farm, Multi-Family, Orchard, Pasture/Grazing, Residential, Subdevelo Farm/Timber</b>		

Association Information

Subject To HOA:	<b>None</b>	HOA Subj Dues:	<b>No</b>	Assoc Fee:		Subject to CCRs:	
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Remarks

Public Remarks: **LOOKING FOR LAND IN THE FAST GROWING CITY OF LOCUST, This may be the parcel for you. I opportunity for a development, your new dream home with acreage for farm, or many more p acres adjoining also available. Owner ready for offer and willing to talk financing. Thank you f I-485 Charlotte - Exit onto Albemarle Road east to Locust. Turn right onto Simpson Road. Pr end of Simpson.**

Directions:

Listing Information

DOM:	<b>278</b>	CDOM:	<b>278</b>	Closed Dt:		Slr Contr:	
UC Dt:		DDP-End Date:		Close Price:		LTC:	

Prepared By: Judy Godwin

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