

WILLIAM H. LOCK & ASSOCIATES, INC.
Consulting Forester * Certified Arborist * Real Estate Land Broker
P. O. Box 49571
Greensboro, NC 27419
(336) 632-9088
1-888-899-9088 * www.whlock.com

October 2020

To: Interested Real Estate Purchasers
From: Bill Lock – Listing Broker

Re: 94 +/- acres in northwest Guilford County (Oak Ridge, NC) located on the north side of East Harrell Road approximately 1.2 miles east of its intersection with Hwy. 68 North.

Tax PIN: 7819-33-8268

Owner: Mowbray Limited Partnership

Asking Price: \$1,363,000.00

Approximately \$14,500 per acre +/-

I am representing the owner in the sale of this valuable property in the Oak Ridge community. The land is almost all wooded with several small open areas near East Harrell Road. There is an older, two story home on the property (no representation and no value given in this sale).

I have included various documents with assorted descriptive information about the tract from several different sources within this packet. All information is presented for your use only and it is not guaranteed. You would need to verify and/or confirm any specific details.

If you have an interest in this property, or if you would like further information or if you would like to make an Offer to Purchase, please contact me at my office (336) 632-9088 or my cell (336-706-2243). I'll be happy to try to answer any questions and/or prepare the necessary documentation.

Thanks,

Bill Lock
Broker

LAND INFORMATION

MOWBRAY LIMITED PARTNERSHIP

Wm. Lock - Broker
Agent 336-706-2243

Basic Facts

Address 8128 E. Harrell Rd., Oak Ridge, NC
Price \$1,363,000.00 Wooded Ac. 85 +/-
State Road E. Harrell Rd. Pasture Ac. _____
County Gwinnford Cropland Ac. _____
Area Northwest (Oak Ridge) Pond _____
Zoned Agric/Hort Stream yes
MLS # _____ Well _____
Road Front 125' +/- Septic _____
Rd. Surface Paved Sewer _____

Acreage 94.33 +/-
Water _____
Electricity _____
Gas _____
Phone _____
Buildings yes - No value given
Will owner subdivide No
Other \$14,500/acre +/-

Financial

Cash yes Seller Fin. 2nd _____
Instmnt. Sale _____ % of Sale Price _____
% Down _____ Rate & Years _____
Rate & Year _____ Terms _____
Terms _____ Option/Trade _____
Other Currently in Forest Use taxation TV: \$88,180

1st Mort. Bal. _____
Lender _____
Rate & Term _____
Payments _____
Assumable _____

Physical Characteristics

Rivers H2w River Pasture Cond. _____
Streams yes Crop Ac. Cond. _____
% Low Land _____ Mineral Dep. _____
Elevation _____ Mineral Val. _____
Soil Types _____

% Pine ~60% +/-
% Hardwood ~40% +/-
% Cut Over _____
Timber Val. NA

Other Timber harvested 2011 and replanted with Loblolly Pine (587+acs.) in 2012.

Improvements

Int. Rds. _____ Home yes - Built 1925 Equip. Shelter 16x20 +/-
Fencing _____ Garage "As Is" Livestock Barn "As Is"
Railroad _____ Tobacco Barns _____ Utility Bldg. _____
Irrigation System _____ Pack House _____ Silos _____
Other _____

General Information

Farm # _____ Cur. Use _____
Crop. Allmt. _____ Pot. Use _____
Ac. Leased _____ Restr. _____
Allmt. Leased _____ Acc. Easmt. _____
Oth. Leases _____ Oth. Easmt. _____
Lease Income _____ Last Survey _____
Oth. Cur. Inc. _____ Lines Visible _____
Potent. Inc. _____ Lt. Dim. _____

Liens _____
Tax. Val. \$722,600 ← Land \$708,200
Rate/100 _____ ← Bldg \$14,400
Pers. Prop. Inc. _____
Pers. Prop. To Sell _____
Date Own. Acq. 1996
MLS Area _____
Reas. For Selling Cash Flow

Percolation Results Not tested
Other 2018-19 School Assignment: Elem - Oak Ridge Elem; Middle - NW Gwinnford; High School - NW Gwinnford High
K-5 6-8 9-12

Legal Description

Tax Map 7819-33-8268 Page 971 Block _____
Parcel _____ Year 1-31-96 Subdv. _____
Deed Book 4382 Lot _____ Township Oak Ridge

DIRECTIONS: Take Hwy. 68 North thru Oak Ridge to E. Harrell Rd. Turn right and property is on north side of road in approximately 1.2 miles.

The above information is believed to be correct but is not guaranteed as such.

Mowbray Limited Partnership Guilford County, NC Location Map



1 inch = 4,000 feet



THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS

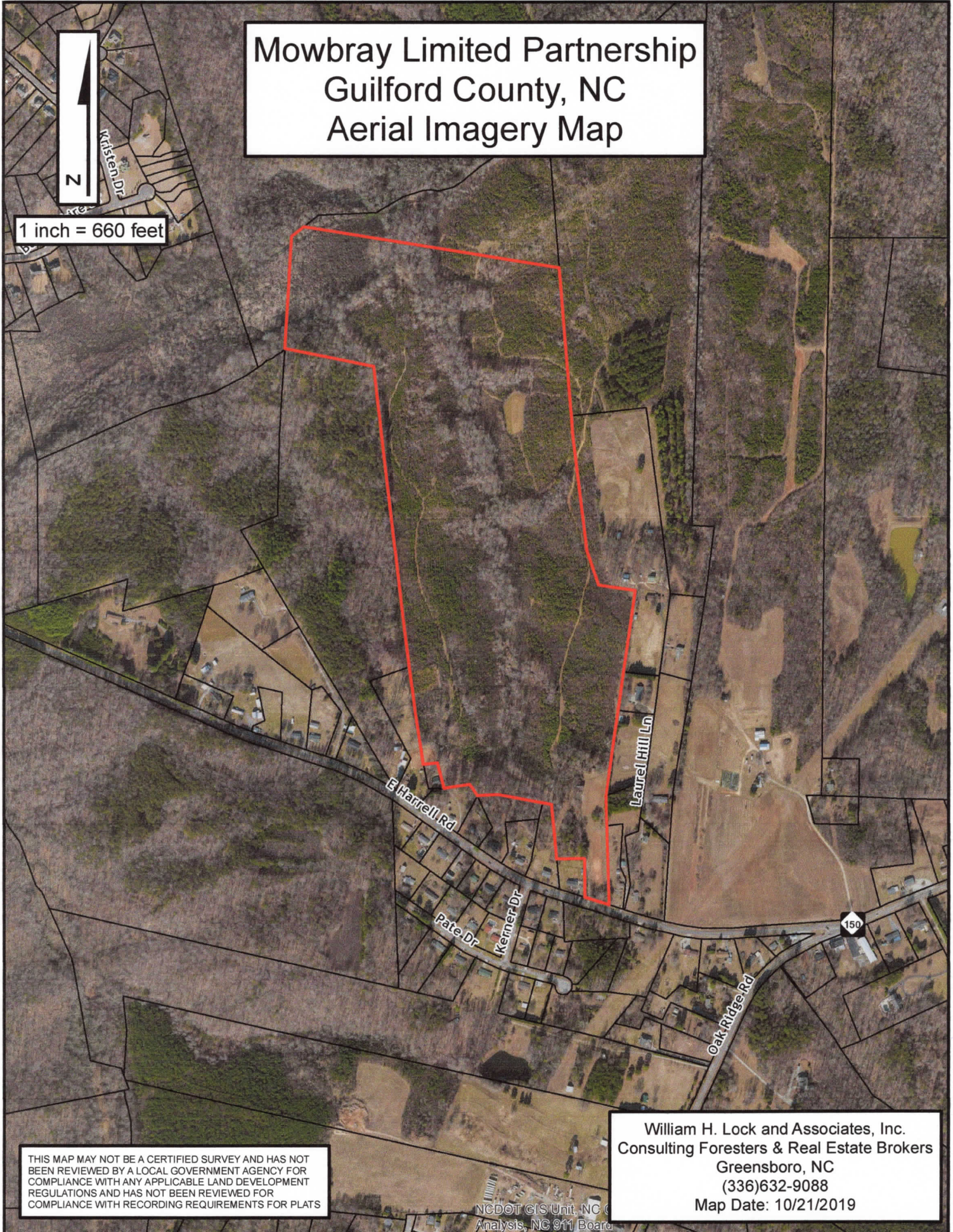
William H. Lock and Associates, Inc.
Consulting Foresters & Real Estate Brokers
Greensboro, NC
(336)632-9088
Map Date: 10/21/2019

Sources: Esri, HERE, DeLorme, Mapbox, Google, Japan, METI, Esri China, Swisstopo, Swatch, Bing, IGN, CC-BY, OpenStreetMap contributors, and the GIS User Community

Mowbray Limited Partnership Guilford County, NC Aerial Imagery Map



1 inch = 660 feet



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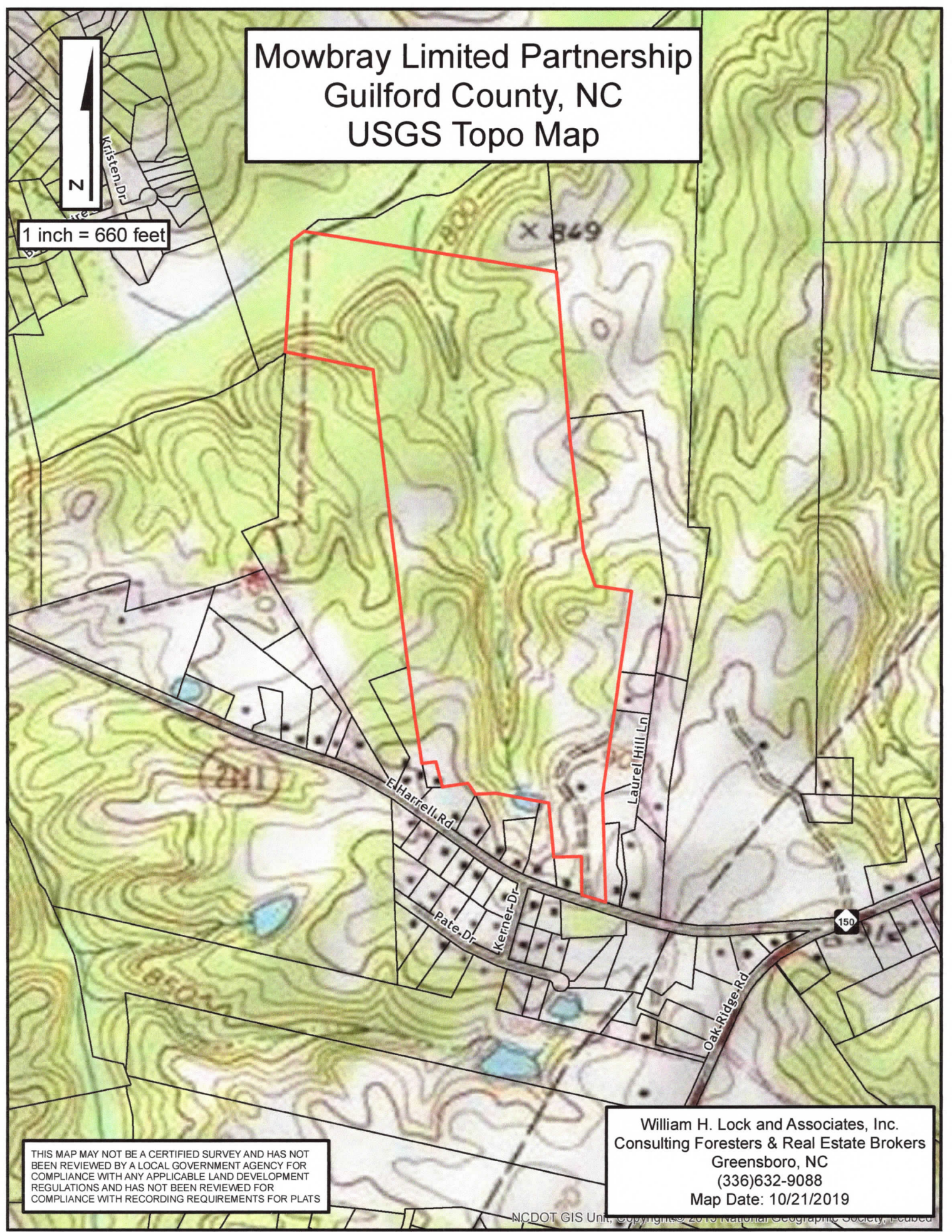
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NCDOT GIS Unit, NC
Analysis, NC 911 Board

Mowbray Limited Partnership
Guilford County, NC
USGS Topo Map



1 inch = 660 feet



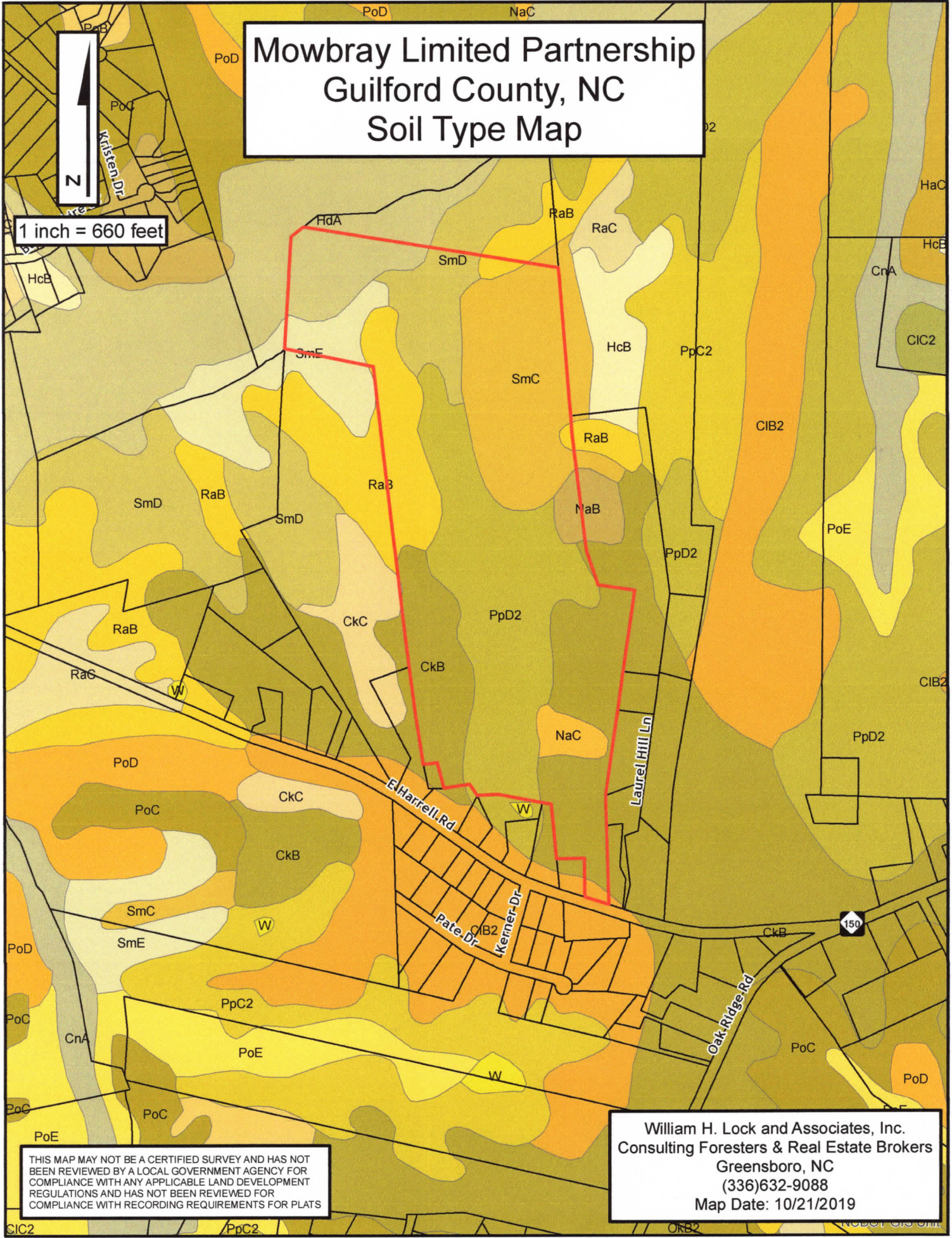
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Mowbray Limited Partnership Guilford County, NC Soil Type Map



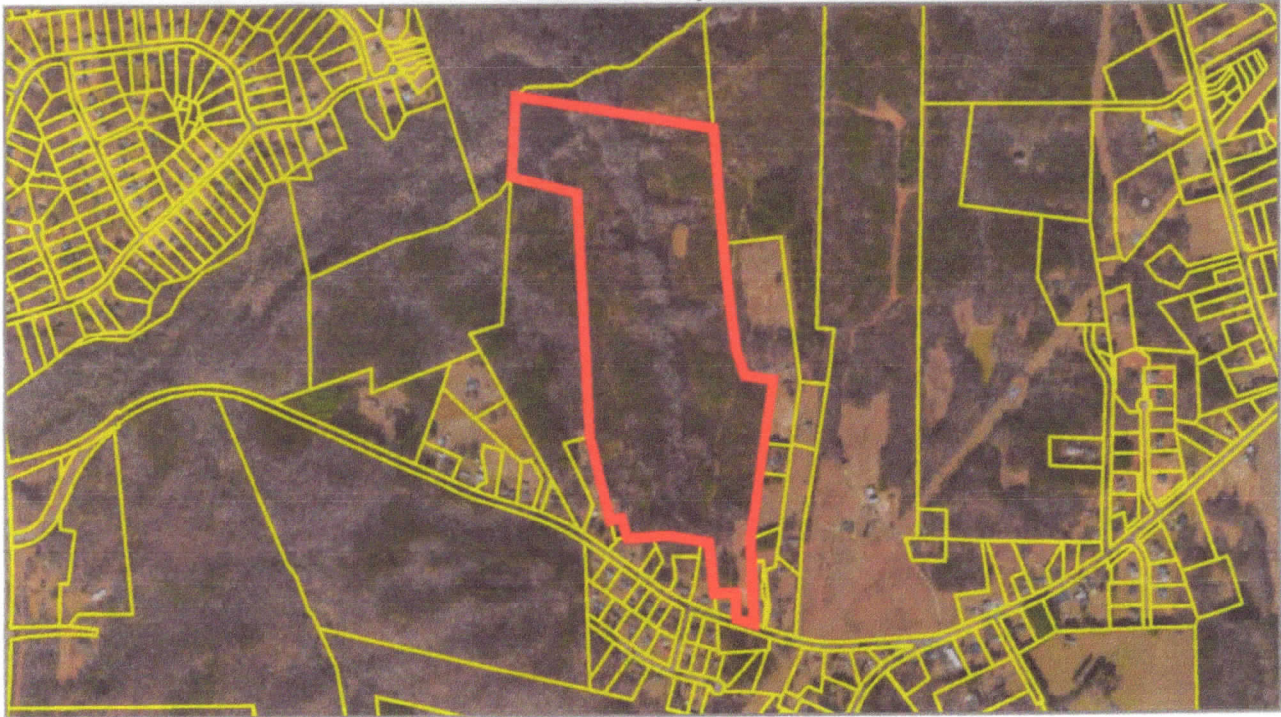
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Guilford County, NC



Parcel Number	163002	Total Out Building Value	1600
PIN	7819338268	Total Land Value	708200
Owner History	Card Image	Total Deferred Value	634420
Owner	MOWBRAY LIMITED PARTNERSHIP	Bldg Card	1
Mail Address	12834 WESTMORELAND FARM RD	Appraisal Model Code	1
Mail City	DAVIDSON	Deed Date	
Mail State	NC	Neighborhood	7819A04
Mail Zip	28036	Property Type	AGRI/HORT
Property Address	8128 E HARRELL RD	Structure Size	1580
Legal Description	94.33 AC ELLIOTT SR 2111	Lot Size	94.33
Deed	004382-00971	Year Built	1925
Plat		Bedrooms	3
Condo		Bathrooms	1
Total Assessed	722600	Grade	E-25 35%
Total Building Value	12800	OBJECTID	0

Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Map Scale
1 inch = 1333 feet
 7/9/2019

Property Summary

Tax Year: 2019

REID	163002	PIN	7819-33-8268	Property Owner	MOWBRAY LIMITED PARTNERSHIP
Location Address	8128 E HARRELL RD	Property Description	94.33 AC ELLIOTT SR 2111	Owner's Mailing Address	12834 WESTMORELAND FARM RD DAVIDSON NC 28036

Administrative Data		Transfer Information		Property Value	
Old Map #		Deed Date	1/31/1996	Total Appraised Land Value	\$708,200
Market Area	7819A04	Deed Book	004382	Total Appraised Building Value	\$12,800
Township	16-OAK RIDGE	Deed Page	00971	Total Appraised Misc Improvements Value	\$1,600
Planning Jurisdiction	GU-GUILFORD COUNTY	Revenue Stamps		Total Cost Value	\$722,600
City	Oak Ridge	Package Sale Date		Total Appraised Value - Valued By Cost	\$722,600
Fire District	OAK RIDGE	Package Sale Price		Other Exemptions	
Spec District	OAK RIDGE FPSD	Land Sale Date		Exemption Desc	
Land Class	AGRI/HORT	Land Sale Price		Use Value Deferred	\$634,420
History REID 1		Improvement Summary		Historic Value Deferred	
History REID 2		Total Buildings	1	Total Deferred Value	\$634,420
Acreage	94.33	Total Units	0	Total Taxable Value	\$88,180
Permit Date		Total Living Area	1,580		
Permit #					

Building Summary

Card 1 8128 E HARRELL RD

Building Details		Building Description				Building Total & Improvement Details	
Bldg Type	01-SFR-CONST	Year Built	1925	Effective Year	1961	Grade	E-25 35%
Units	1	Additions	2	Remodeled	0	Percent Complete	100
Living Area (SQFT)	1580	Interior Adj		Other Features		Total Adjusted Replacement Cost New	\$39,577
Number of Stories	1.00					Physical Depreciation (% Bad)	A 65%
Style	2.0 STORY					Depreciated Value	\$13,852
Foundation	CONTFEET					Economic Depreciation (% Bad)	0
Frame						Functional Depreciation (% Bad)	0
Exterior	FRAME					Total Depreciated Value	\$13,852
Const Type						Market Area Factor	1
Heating	NONE					Building Value	\$12,800
Air Cond	NONE					Misc Improvements Value	\$1,600
Baths (Full)	1					Total Improvement Value	\$14,400
Baths (Half)	0						
Extra Fixtures	0						
Total Plumbing Fixtures	3						

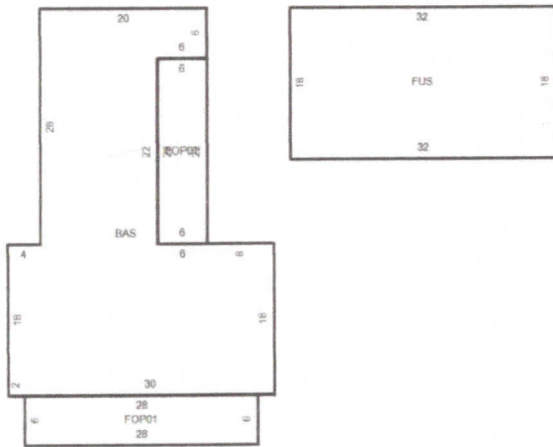
Bedrooms	3
Floor	
Roof Cover	
Roof Type	
Main Body (SQFT)	1004

Assessed Land Value	
Assessed Total Value	

Addition Summary

Story	Type	Code	Area
1.00	Porch, Open Fin	FOP0	300
1.00	Upper Story Fin	FUS	576

Building Sketch



Photograph

No Photo Found

Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Eff Year	Phys Depr (%Bad)	Econ Depr (%Bad)	Funct Depr (%Bad)	Common Interest (% Good)	Value
1	16x20	DIMENSIONS	METAL BLDG/PRE-FAB METAL	\$14.00	2005	48	0	0		\$1,600

Total Misc Improvements Value Assessed: \$1,600

Land Summary

Zoning	Soil Class	Description	Size	Rate	Land Adjustment	Land Value
AG		5000-RURAL HOME SITE	1.00 BY THE ACRE PRICE	\$11,000	SIZE-77.91 TOPOGRAPHY-83.43 LOCATION-105.00	\$7,500
AG		5220-AG 2 (REV)	2.44 BY THE ACRE PRICE	\$11,000	SIZE-77.91 TOPOGRAPHY-83.43 LOCATION-105.00	\$18,300
AG		5320-AG 3 (REV)	0.38 BY THE ACRE PRICE	\$11,000	SIZE-77.91 TOPOGRAPHY-83.43 LOCATION-105.00	\$2,900

Total Land Value Assessed: \$708,200

Zoning	Soil Class	Description	Size	Rate	Land Adjustment	Land Value
AG		6220-FORESTRY2 (REV)	84.21 BY THE ACRE PRICE	\$11,000	SIZE-77.91 TOPOGRAPHY-83.43 LOCATION-105.00	\$632,200
AG		6320-FORESTRY3 (REV)	6.30 BY THE ACRE PRICE	\$11,000	SIZE-77.91 TOPOGRAPHY-83.43 LOCATION-105.00	\$47,300

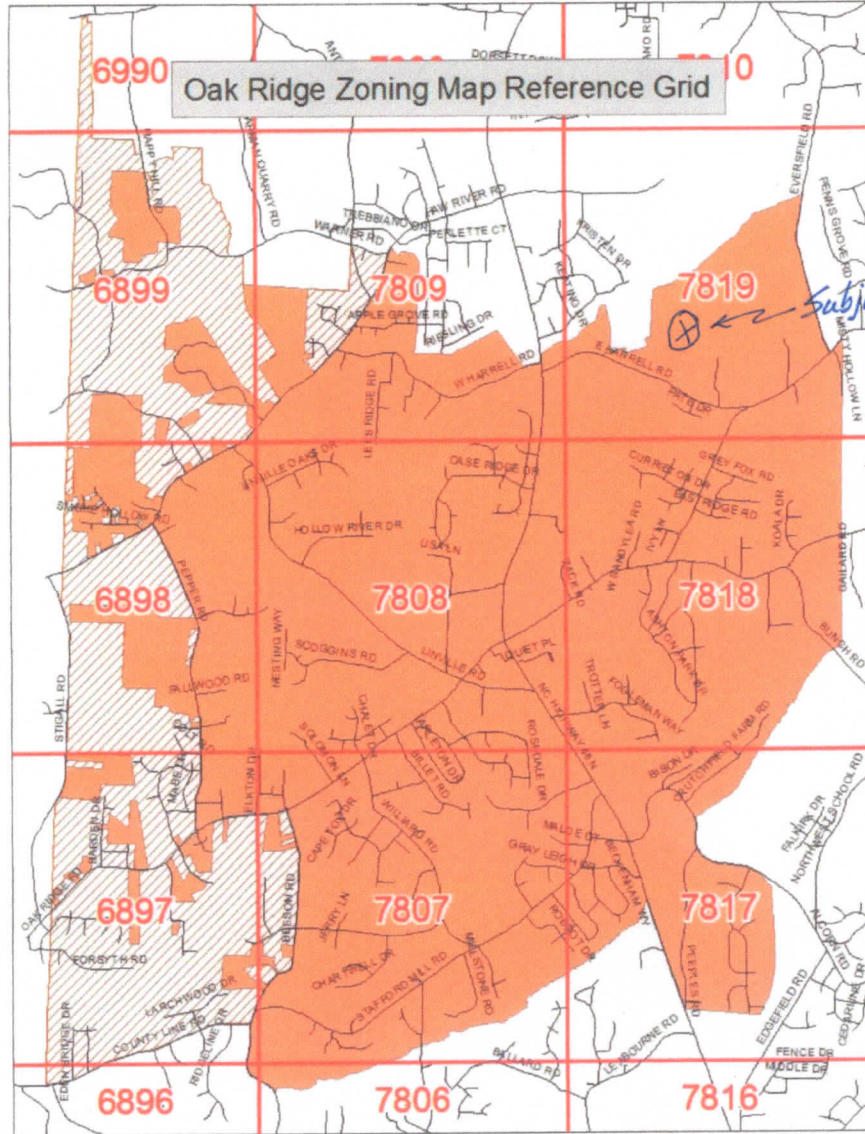
Total Land Value Assessed: \$708,200

Ownership History

	Owner Name	Deed Type	%Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	MOWBRAY LIMITED PARTNERSHIP	WARRANTY DEED	100	0		004382	00971	1/31/1996

Notes Summary

Building Card	Date	Line	Notes
No Data			



**STRIVING. ACHIEVING. EXCELLING.**

2018-19 School Assignment Locator

Listed below are the 2018-19 school assignments for E Harrell Rd with the odd number address range of 8101 to 8299 and even number address range of 8100 to 8298.

Elementary School (Grades: K-5)

Oak Ridge Elementary
2050 Oak Ridge Road
Oak Ridge, NC 27310-9732
(336) 643-8410
Principal: Denise Francisco

Middle School (Grades: 6-8)

Northwest Guilford Middle
5300 Northwest School Road
Greensboro, NC 27409-0799
(336) 605-3333
Principal: Ashley Young

High School (Grades: 9-12)

Northwest Guilford High
5240 Northwest School Road
Greensboro, NC 27409-9798
(336) 605-3300
Principal: Ralph Kitley

[Start New Street Search](#)

[School Assignment Locator](#)