



MLS #: 10039830 Status: ACTIVE

LAND

48 Swimming Chicken Lane Unit#: / Lot#: 0

Pittsboro, NC 27312 (City Limits Of):

Subd: Not in a Subdivision / Nghbd:

Possession: Close Of Escrow

Special Conditions No Special Conditions

<b>M</b>	DOM:0	LP: \$500,000
	CDOM:0	SP:
	Financial Concessions	
	Contingent Addendum	
	Contract Date	
	Est/Closing Date	

**Remarks**

SEEKING NEXT STEWARD for this lovely 5 Ac property with 200' of direct Haw River frontage. The owner has thoughtfully managed this diverse mature, deciduous riverfront forest for 40 years. Off Chicken Bridge Road, the entrance is via a private driveway "Swimming Chicken Lane"--named for the market-bound chickens that slid off the back of Walter Hugh Campbell's flatbed truck in the early 1950's & escaped into the woods. The scenic driveway forks; the left fork leads to a beautifully wooded hilltop homesite. Your home will look wonderful among the trees on the

**Directions**

**Measurements- Lot**

Lot Size: 5.060 Lot Dim: 295x308x976x211x645x2  
Approx Lot SqFt: 220,413.60 Total HOA Dues:

**Lot Information**

Road Frontage 345 Perk Test  
Cleared Acres Perk Test Date  
Wooded Acres Water/Sewer Fee  
Price per Acre # of Beds Yielded 3  
Location

**Deed Restrictions**

Restrictive Covenants Yes  
Lot Description Wooded Lot, Road Maint. Agreement, Unimproved

**School Information**

El 1: Chatham - Perry Harrison El 2:  
Mi 1: Chatham - Margaret B Pollard Mi 2:  
Hi 1: Chatham - Northwood Hi 2:

**General Information**

Year Built: New Construction: Est Fin Date:  
Builder Name: Ownership:  
Prim Res:  
Property Leased: No Month to Month: Lease Expires:

**Public Data, Taxes, Financing**

Tax Value: \$160,180.00 Tax Rate  
Zoning: R Inside City: N  
Financial Comments Oil/Gas Rights Severed?  
No

**Features**

Documents Available Road Maint. Agreement  
Improvements No Improvements

Restrictions Can Use Own Builder  
Road Description Private Road Agreement, Private Rd Main. Agree, Private Road, Unimproved, Road Maint. Agreement  
Road Frontage Description Unimproved  
Sewer/Septic 3 Br Max, Conventional, Septic Site  
Topography Undeveloped Area  
Utilities Electricity Available, Electricity on Site

Vegetation Hardwoods  
Water Supply Need Well  
Waterfront Type  
Water Body Name  
Waterfront Access Private Ownership  
ApxWtrFrtg  
Waterfrnt Characteristics Water Front