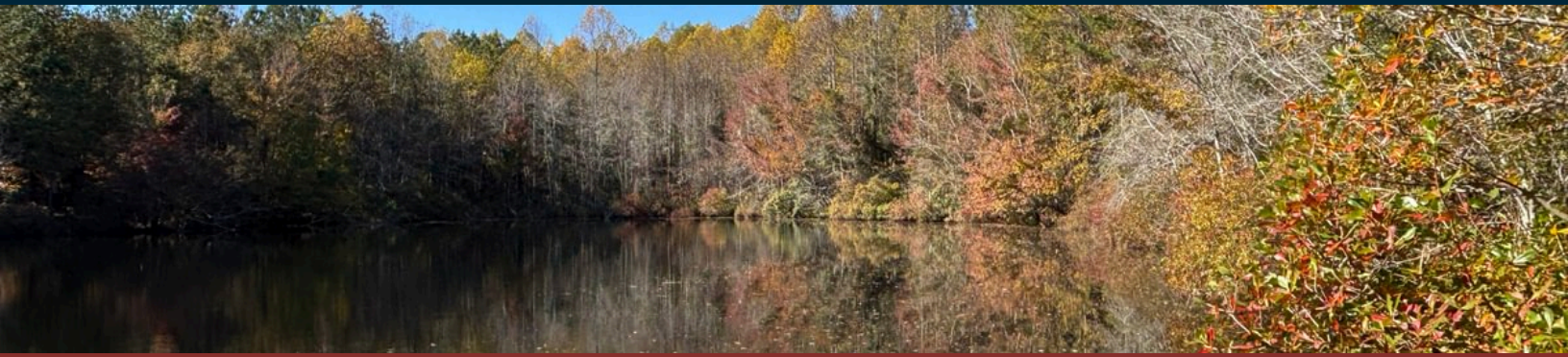




SOLD · SET PRICE

Research Farm Road Tract

± 53 Acres | Richmond County | North Carolina | Near Norman

±53.1 Acres - Timberland & Recreational Tract with Pond in Northern Richmond County, NC

PRICE	PRICE / ACRE	ACREAGE
\$398,900	\$7,512	± 53

PROPERTY OVERVIEW

Located in northern Richmond County, this ±53.1-acre timberland property offers a blend of investment, recreation, and homesite potential in a peaceful rural setting. The tract lies just 0.3 miles east of Interstate 73/74 at Exit 35, providing excellent accessibility to surrounding communities and major travel routes. With approximately 1,300 feet of frontage along Research Farm Road and 1,200 feet along Roberts Road, this property offers multiple access points, strong visibility, and county water accessibility—an ideal feature for future development or a private homesite. The property includes several different age classes of loblolly pine, as detailed on the stand map i...

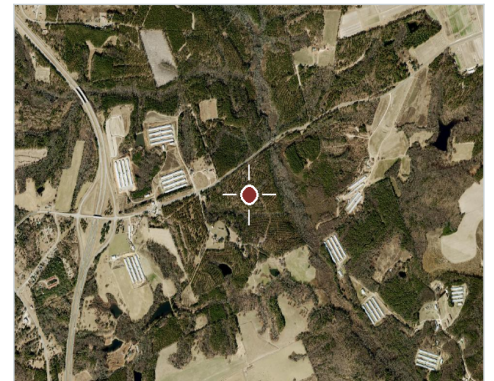
PROPERTY DETAILS

TYPE	ACCESS
Recreation (ATV-UTV)	Dirt Road · Paved Road
UTILITIES	WATER FEATURES
Electric · Telephone · Public Water	Creeks / Streams · Ponds
VIEWS	IMPROVEMENTS
Pond · Timber	Ponds · Roads

COUNTY TAX PARCEL IDS
758102982246

DOCUMENTS INCLUDED
Topo Map · Zoning Table of Uses · Deed · Soil Map · Stand Map · Locator Map

LOCATION



Richmond County, North Carolina



Jamie Lytton

District Manager, Broker-In-Charge, NC, Real Estate Salesperson, SC
O: 910.975.0262 C: 910.975.0262
jamie.lytton@afmforest.com
Principal Broker: Jamie Lytton (North Carolina)

SCAN TO VIEW



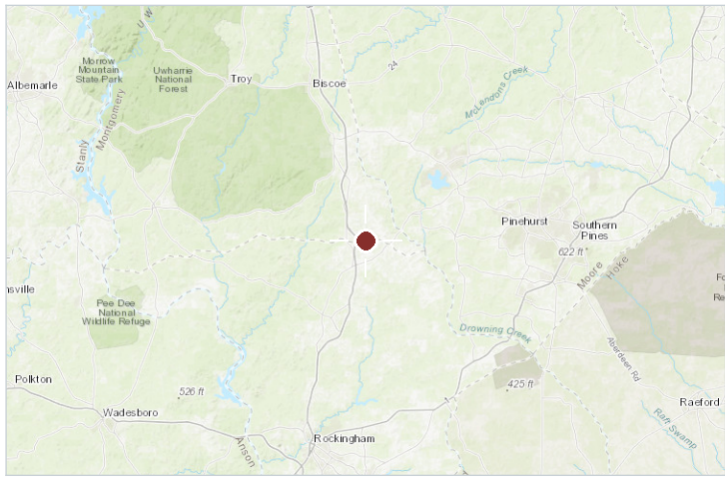
Property Photos

Research Farm Road Tract · Richmond County · North Carolina · Near Norman



Location & Access

Research Farm Road Tract · Richmond County · North Carolina · Near Norman



Regional locator

COUNTY & STATE
Richmond County, North Carolina

NEAREST CITY
Norman

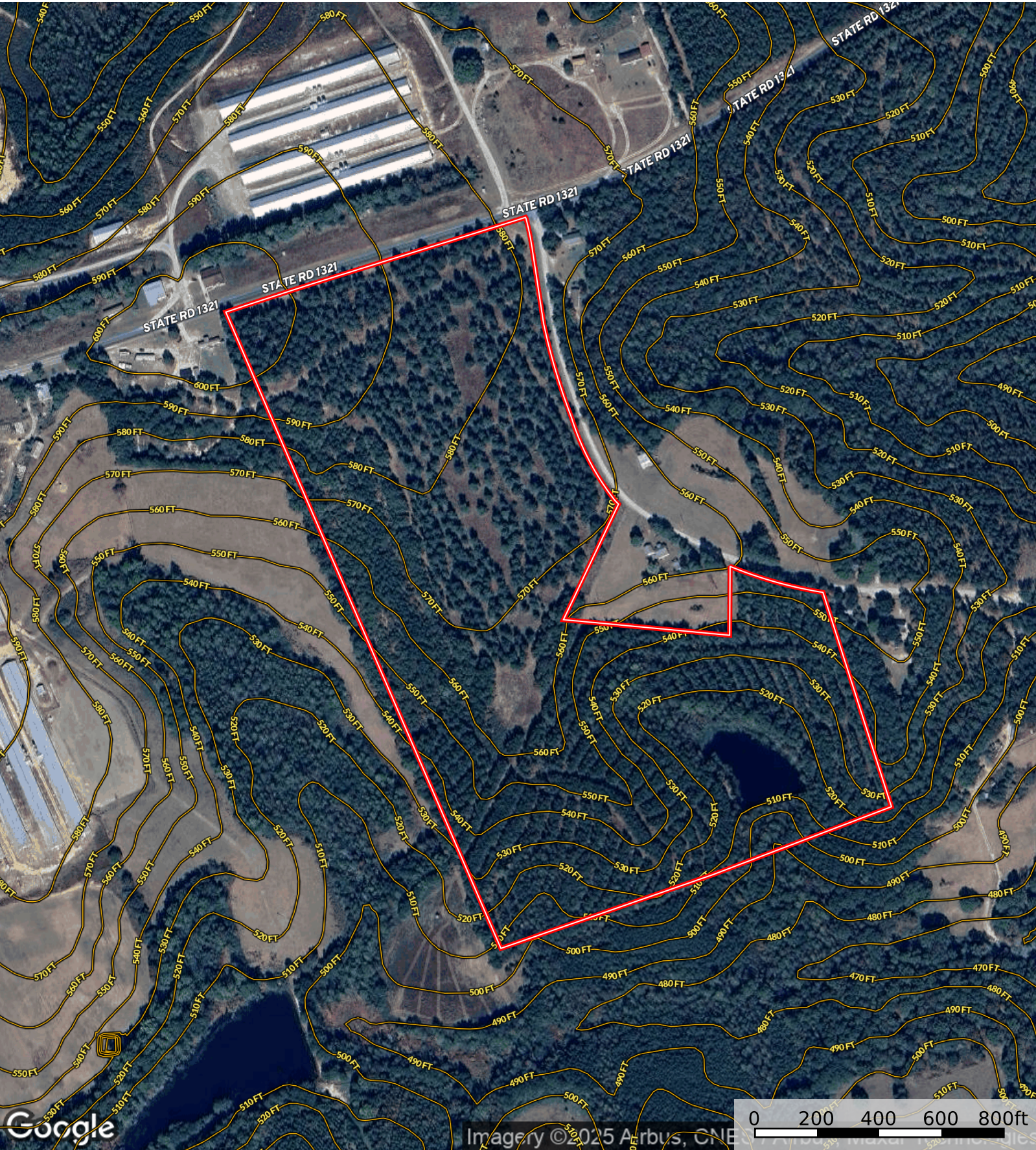
APPROXIMATE CENTRE
35.17498, -79.70021

COUNTY TAX PARCEL IDS
758102982246

INTERACTIVE MAP



<https://id.land/maps/24d1b9b560c0165d6ab263c8f25af770/share>



Boundary

100 Year Floodplain

500 Year Floodplain

Floodway

Special

Unmapped/ Not Included

Table of Uses

Use Indicator P=Permitted use; S ()=Right by special use permit upon approval from Board of Adjustments; Prohibited use indicated by blank

Land Use Categories		Description	A-R	R-R	C-R	V-R	C-C	H-C	L-I	H-I	
	2.100	No Storage or Display of Goods Outside Fully Enclosed Building		*S		*S	P	P			
	2.200	Storage and Display of Goods Outside Fully Enclosed Building Allowed		*S		*S	P	P			
	2.300	Convenience Stores					P	P			
3.000	Office, Clerical, Research & Services not Primarily Related to Goods or Merchandise										
	3.100	All Operations Conducted Entirely within a Fully Enclosed Building									
		3.110 Operations Designed to Attract and Serve Customers or Clients on the Premises, such as Attorneys, Physicians, other Professionals, Insurance and Stockbroker, Travel Agents, Government Office Buildings, Banks, etc.		*S		*S	P	P			
		3.120 Operations Designed to Attract Little or No Client Traffic other than Employees of the Entity Operating the Principal Use.		*S	*S	*S	P	P			
		3.130 Offices or Clinics of Physicians or Dentist with not more than 10,000 sq. ft. of Gross Floor Area					P	P			

Table of Uses

Use Indicator P=Permitted use; S ()=Right by special use permit upon approval from Board of Adjustments; Prohibited use indicated by blank

Land Use Categories		Description	A-R	R-R	C-R	V-R	C-C	H-C	L-I	H-I	
		5.110 Elementary and Secondary (including associated grounds, athletic and other facilities)		*S		*S	*S	*S			
		5.120 Business or Vocational Schools		*S			*S	*S	*S		
		5.130 Colleges, Universities, Community Colleges (including associated facilities such as dormitories, offices, athletic fields, etc.)						*S	*S		
	5.200	Churches, Synagogues and Temples including associated residential structures for Religious Personnel and associated buildings but not including Elementary or Secondary School Buildings	P	P	P	P	P	P	P	P	
	5.300	Libraries, Museums, Art Galleries, Art Centers and Similar Uses (including associated educational and instructional activities)		*S	*S	*S	P	P			
	5.400	Social, Civic, Service, Fraternal Clubs and Lodges, Union Halls, and Similar Uses	*S	*S	*S	*S	*S	*S			
6.000	Recreation, Amusement, Entertainment										
	6.100	Activity Conducted Entirely within Building	*S	*S	*S	*S	P	P	P		
	6.200	Activity Conducted primarily Outside Enclosed Buildings or Structures	*S	*S	*S	*S	*S	*S			
	6.300	Firing Ranges	*S	*S				*S	*S	*S	

Table of Uses

Use Indicator P=Permitted use; S ()=Right by special use permit upon approval from Board of Adjustments; Prohibited use indicated by blank

Land Use Categories		Description	A-R	R-R	C-R	V-R	C-C	H-C	L-I	H-I	
7.000	Institutional Residence of Care or Confinement Facilities										
	7.100	Hospitals, Clinics, other Medical including Mental Health, Treatment Facilities in Excess of 10,000 sq. ft. of gross floor area					*S	*S	*S	*S	
	7.200	Nursing Care Institutions, Intermediate Care Institutions, Handicapped or Infirm Institutions					*S	*S	*S	*S	
	7.300	Group Care Institutions					*S	*S	*S	*S	
	7.400	Prisons and Other Confinement Inst.					*S	*S	*S	*S	
8.000	Restaurants, Bars, Night Clubs										
	8.100	Restaurants without Drive-In Service	*S	*S			P	P	P		
	8.200	Restaurants with Drive-In Services						P	P		
	8.300	Bars, Nightclubs, ABC Permitted Private Clubs						P	P		
	8.400	Adult Cabarets						*S	*S		
	8.500	Adult Establishments						*S	*S		
9.000	Motor Vehicle Related Sales and Service Operations										
	9.100	Motor Vehicles Sales or Rental or Sales and Service						P	P		
	9.200	Automobile Service Stations					*S	P	P		
	9.300	Gas Sales Operations					*S	P	P		
	9.400	Automobile Repair Shop or Body Shop									
		9.410 Excluding Storage of Junked Vehicles					*S	P	P		

Table of Uses

Use Indicator P=Permitted use; S ()=Right by special use permit upon approval from Board of Adjustments; Prohibited use indicated by blank

Land Use Categories		Description	A-R	R-R	C-R	V-R	C-C	H-C	L-I	H-I
	12.100	Veterinarians								
		12.110	No Outside Facilities for Keeping Animals Allowed	P	P	P	P	P	P	
		12.120	Outside Facilities for Keeping Animals Allowed	P	*S		*S	*S	P	
	12.200	Kennel		P	*S		*S	*S	*S	
	12.201	With sales of associated training materials		P	*S		*S	*S	*S	
13.000	Emergency Services									
	13.100	Police Stations		P	P	P	P	P	P	P
	13.200	Fire Stations		P	P	P	P	P	P	P
	13.300	Rescue Squad, Ambulance Service		P	P	P	P	P	P	P
14.000	Agriculture Mining, Quarrying Operations									
	14.100	Large Scale Hog Farms		P						
	14.200	Mining or Quarrying Operations: including On-Site Sales of Products, Coal or Aggregate Sales and/or Storage, concrete mixing Plant								*S
	14.210	Sand-Mining (Small Scale)		*S					*S	*S
	14.300	Reclamation Landfill							*S	*S
15.000	Miscellaneous Public and Semi-Public Utilities									
	15.100	Post Office		P	P	P	P	P	P	P
	15.200	Airport							P	P
	15.300	Sanitary Landfill						*S	P	P
	15.400	Military Reserve, National Guard Centers		P	P	P	P	P	P	P
	15.500	Sewer Plant, Water Treatment Plant							P	P
	15.600	Public and Semi-Public Utility Facilities		P	P	P	P	P	P	P

Table of Uses

Use Indicator P=Permitted use; S ()=Right by special use permit upon approval from Board of Adjustments; Prohibited use indicated by blank

Land Use Categories		Description	A-R	R-R	C-R	V-R	C-C	H-C	L-I	H-I	
	15.700	Utility Power Generating Plant and Substation	P	P	P	P	P	P	P	P	
	15.800	Major Utility Service Center	P	P	P	P	P	P	P	P	
	15.900	Roof-Mounted Solar Collector System	P	P	P	P	P	P	P	P	
	15.110	Solar Energy Facility	*S	*S	*S			*S	*S	*S	
16.000	Dry Cleaner, Laundromat						*S	P	P	P	
17.000	Towers and Related Structures										
	17.100	Towers and Antennas Greater than 35' Tall	*S	*S	*S	*S	*S	*S	*S	*S	
	17.200	Towers and Antennas Less than 35' Tall	P	P	P	P	P	P	P	P	
18.000	Open Air Markets (Craft Markets, Flea Markets)		*S	*S				P	P	P	
19.000	Funeral Homes and Crematorium			*S				P	P		
20.000	Cemetery		P	P	P	P	P	P	P	P	
21.000	Nursery Schools, Day Care Centers		*S	*S	*S	*S	*S	*S			
22.000	Temporary Structures and Uses		P	P	P	P	P	P	P	P	
23.000	Public Transportation Facilities										
	23.100	Bus Stations						P	P		
	23.200	Taxi (Base Operation)					P	P	P		
24.000	Non-Residential Subdivisions						P	P	P	P	
25.000	Outdoor Advertising Sign (Billboards)							P	P	P	
26.000	Recyclable Material Collection Centers Inside or Outside of Enclosed Building								P	P	
27.000	Motor Sports Facilities		*S	*S	*S	*S	*S	P	P	P	

(Ord. of 5-3-2004); (Ord. 5-3-2004); (Ord. 7-12-04); (Ord. 9-7-2004) (Ord. 6-20-2007 (2))(Ord 12-6-2016) ;(Ord 5-4-2021);(Ord 6-7-2021)

BK 1943 PG 34 - 37 (4)

DOC# 270719

This Document eRecorded:

09/19/2022 12:27:10 PM

Fee: \$26.00

Tax: \$0.00

Richmond County, North Carolina

Linda W. Douglas, Register of Deeds

**STATE OF NORTH CAROLINA
RICHMOND COUNTY****GENERAL WARRANTY DEED
Revenue Stamps: \$0.00**

Prepared by: Frank C. Thigpen, Thigpen and Jenkins, LLP
Return to: Grantee

BRIEF DESCRIPTION: PIN# 758102982246**THIS DEED**, made and entered into this the 14th day of September 2022, by and between:

<u>GRANTORS:</u>	<u>GRANTEES:</u>
JANET UPTON CHRISCOE, widow Sole Devisee of the Estate of Virgil Chriscoe, deceased	JANET UPTON CHRISCOE <i>PO Box 131</i> <i>ROBBINS, NC 27325</i>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents, do grant, bargain, sell and convey unto the Grantee in fee simple that certain lot or parcel of land situated in Richmond County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Submitted electronically by "Thigpen and Jenkins, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Richmond County Register of Deeds.

~~This conveyance is made pursuant to the Last Will and Testament of Virgil Chriscoe and is on file in Estate file number 22-E-300 in the Office of the Clerk of Superior Court of Moore County.~~

BEING THE SAME PROPERTY AS DESCRIBED IN DEED BOOK 1173 PAGE 340, RICHMOND COUNTY REGISTER OF DEEDS.

This conveyance is made subject to the easements, limitations, enforceable restrictions, and uses as set forth and recorded in the Restrictive Covenants of record, if any, in the County Registry; easements of record; ad valorem taxes for the current year; all matters shown on the map or plat described herein, if one; and zoning or other municipal ordinances.

The above described parcel does not include the principal residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid tracts or parcels of land, together with all privileges and appurtenances thereunto belonging the Grantee in fee simple.

And the said Grantors covenant with Grantees that Grantors are seized of the property in fee simple, have the right to convey the property in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions noted herein.

[SIGNATURE PAGES TO FOLLOW]

IN TESTIMONY WHEREOF, said Grantors have hereunto set their hands and seals the date and year first above written.

Janet Upton Chriscoe (SEAL)
JANET UPTON CHRISCOE

STATE OF NC COUNTY OF Moore

I certify that the following persons personally appeared before me this day and () I have personal knowledge of the identity of the principal(s); () I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a ; () a credible witness has sworn to the identity of the principal(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated:

Name of Principal(s): JANET UPTON CHRISCOE

Witness my hand and notarial seal this the 19 day of SEPT, 2022.

NOTARY PUBLIC: Mickey R. Brown

MY COMMISSION EXPIRES: 05/13/2024

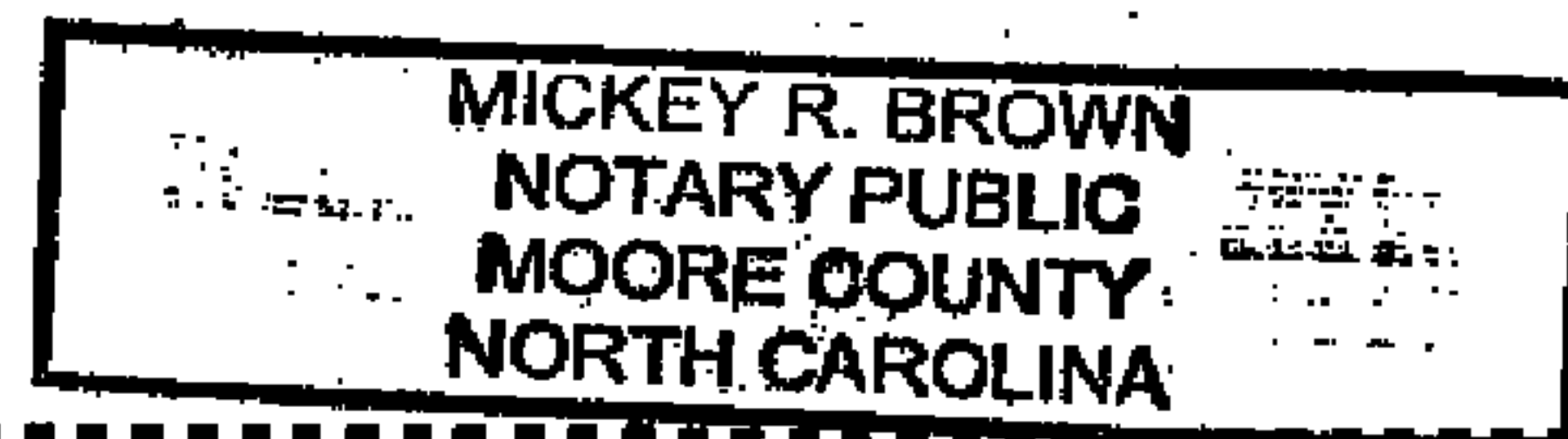


EXHIBIT "A"

Lying on the south side of State paved road #1490, and bounded on the West by C.B. Haywood, on the South by C.B. Haywood and J.S. Roberta, on the East by O. McNair, Grover Goins and State unpaved road #1491.

Beginning at a point in the center of State paved road #1490, a corner with Vanco Treece, and being the original northwest corner of the 86 acres from which this is derived; runs thence with the Vanice Treece line and then the C.B. Haywood line, south 18-15 east 2292.4 feet to a flint rock, corner with C.B. Haywood line and original Southwest corner of said 86 acres; thence with C.B. Haywood line, north 79-29 east 719.3 feet to a flat rock, corner of C.B. Haywood and J.S. Roberts in the Blake line; thence with J.S. Roberts line, north 71-50 east 835.4 feet to an iron stake, Robert's corner; thence north 17-55 west (passing an iron stake on line at 70 feet) with McNair line 430.3 feet to a stake, corner of McNair and Grover Goins; thence as Goins' lot, north 86-01 west 100 feet to a stake, Goins' corner; thence as Goins line, north 17-51 west 212.1 feet to center of unpaved road #1491; thence as center of said road, north 77-04 west 203.6 feet; thence north 67-38 west 208.3 feet to a point in center of road #1491, in the south line of J.W. Shepherd's lot; thence as Shepherd's line, south 63-38 west 262.3 feet to rocks, Shepherd's corner; thence as Shepherd's line, north 20-22 west 480 feet to a point in road #1491, corner with V. Shepherd (14.3 feet west of a large sassafras); thence a line in said road #1491, north 14-31 west with lines of V. Shepherd and Lillian McNair 379.5 feet to a point in said road, corner with Lillian McNair and J.W. Robson; thence continuing in said road, north 5-06 west 493.6 feet to center of road #1490; thence as center of said road #1490, south 77-01 west 1096 feet to point of beginning, and containing 61.5 acres, according to plat of survey of D.M. Chappell, December, 1969.



Google

Boundary

100 Year Floodplain

500 Year Floodplain

Floodway

Special

Unmapped/ Not Included

Stream, Intermittent

River/Creek

Water Body

| 53.11 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AcC	Ailey loamy sand, 8 to 15 percent slopes	26.2	49.33	0	25	4s
WcB	Wakulla and Candor soils, 0 to 8 percent slopes	25.44	47.9	0	21	3s
W	Water	1.32	2.49	0	-	8
AcB	Ailey loamy sand, 0 to 8 percent slopes	0.15	0.28	0	26	3s
TOTALS		53.11(*)	100%	-	22.47	3.62

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

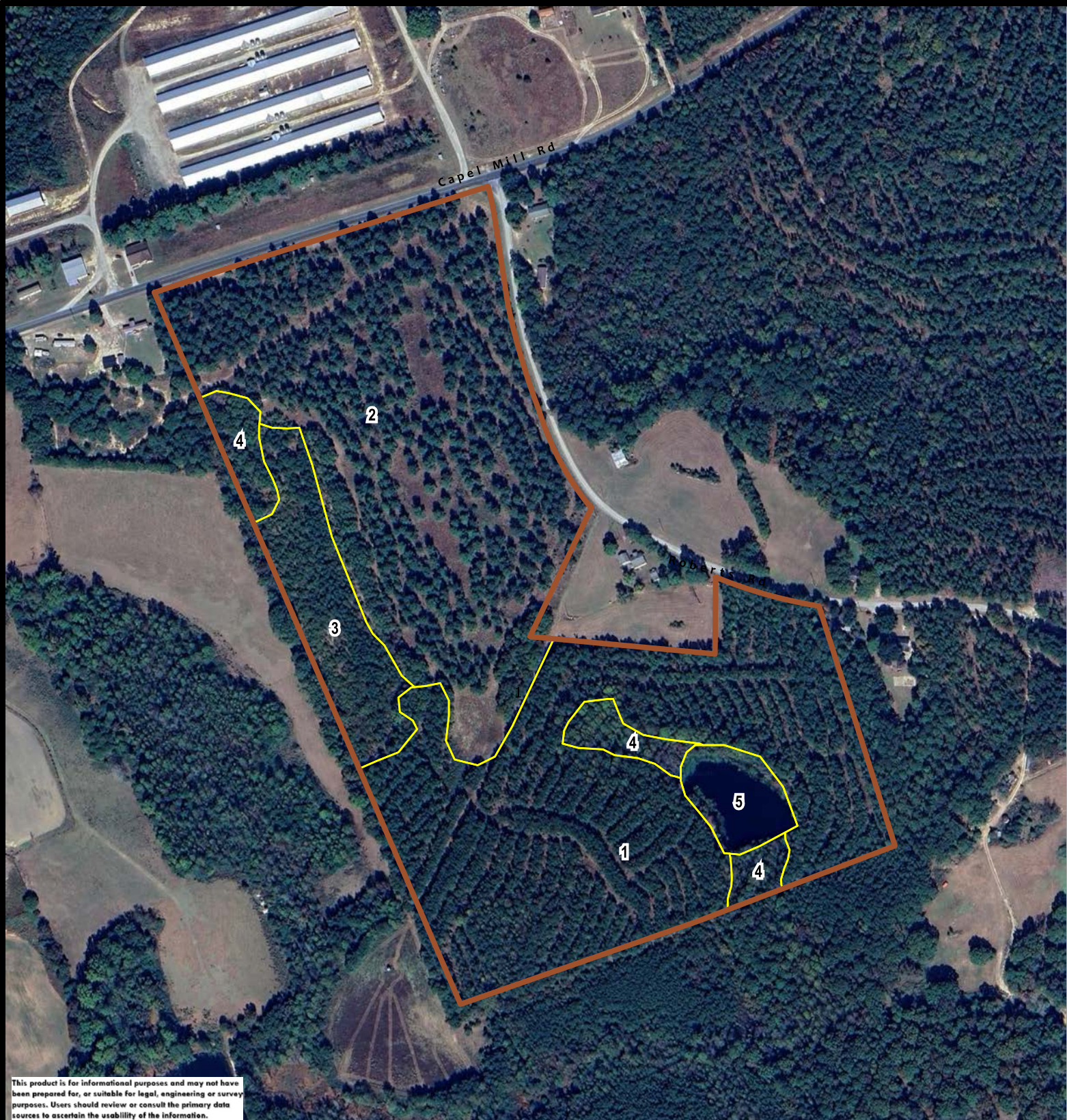
Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



This product is for informational purposes and may not have been prepared for, or suitable for legal, engineering or survey purposes. Users should review or consult the primary data sources to ascertain the usability of the information.

STAND	DOM_S_NAME	YEAR_EST	ACRES
1	LOBLOLLY PINE	2005	21.7
2	LOBLOLLY PINE	2006	23.4
3	PINE HARDWOOD	2020	4.1
4	MIXED HARDWOOD	0	2.3
5	POND	0	1.6

TOTAL ACRES = 53.1

RESEARCH FARM ROAD TRACT

COUNTY:RICHMOND
STATE:NC
ACRES: 53.1

RESEARCH FARM ROAD TRACT

COUNTY:RICHMOND

STATE:NC

ACRES: 53.1

Map Scale 1 in :3960 ft
Reference Scale 1:47520

0 1980 ft 3960 ft



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