

Auction #777: Yadkin County Wagoner Road, Hamptonville, NC

GO ONLINE TO BID NOW! swiftauctions.com/777



77.46 acre tract as surveyed.
Large frontage tract on Wagoner Rd. and additional
frontage on Rock House Mountain Rd.
Lush green fields plus some wooded land.
Sweeping views and a great location!

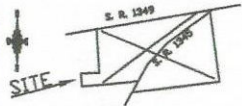
Inspections to be completed prior to sale. Selling As-Is Where-Is.
Sale conducted for property owner. 10% down day of auction. 5% buyers premium.
Close in 30 days or less. Required proof of funds to close.

Sam and Deborah Swift, CRS, GRI
Senior Principal Brokers/Auctioneers
Swift Auction Sales, Inc. • Elkin, NC
336-526-7770 • deborah@swiftrealtors.com
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www.SwiftAuctions.com

VICINITY MAP NOT TO SCALE



Cloyce Chappell Property 90-63 & 402-0094

S. R. 1349

77.46 ACRES
By Coordinate Computation

S. R. 1345

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NOTES: This Property is Subject To The R/W Of S. R. 1348 & 1345. This Property is Subject To Any And All Easements Of Record. No Attempt Has Been Made To Ascertain The Existence Of Any Latent Easements Or Unrecorded Rights Of Others. Any Reproduction, Alteration Or Unauthorised Use Of This Document is Strictly Prohibited. Adjoining Property Owners Identified Through Current Yadkin County Tax Mapping Records. This Map Was Prepared From Actual Field Surveys Made 12-31-07, 09-17-08 and Information Found In Deeds As Shown.

Margie Macemore Property
80-615 & 442-0562

LEGEND

- 1/2" Rebar Set
- Existing Iron (Type Noted)
- △ Computed Point
- × 60d Nail Set
- Planted Stone

Any Liability For This Survey, In Whole Or In Part, Is Solely To :

Tim Burgess



STEELE & STEELE PLLC
Wilkesboro, North Carolina



Connie Henric Property
57-07 & 40-229

Roy Cockerham Property
264-019

This plat is of a survey that creates a subdivision of land with the area of a county or municipality that has an ordinance that regulates parcels of land.

A MAP OF THE PROPERTY OF Tim Burgess

Knobs Twp., Yadkin Co., North Carolina

Surveyed and Plotted by John S. Steele, P.L.S., L-1474 NC

Steele & Steele PLLC - Wilkesboro, North Carolina 28687

EMAIL: SSTEELSTY@PCSHOME.NET

Scaled 1"=200' Date 04-02-07

Project "Delaware"

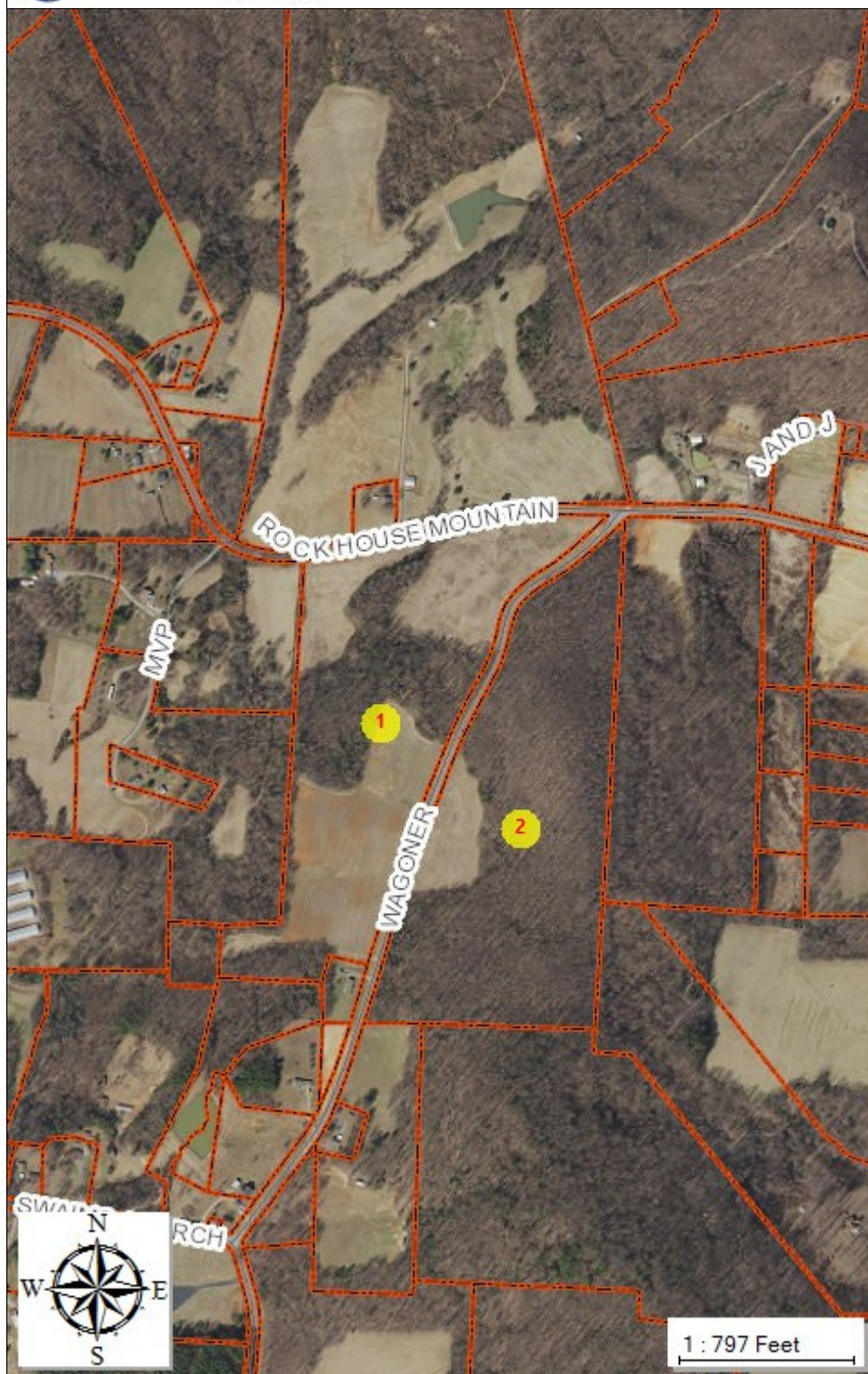


I, John S. Steele, hereby certify that this map was prepared from the original field notes and was approved by me on 04/02/07. I am a Professional Land Surveyor in the State of North Carolina, License No. L-1474. The map was prepared in accordance with the provisions of Chapter 170B of the General Statutes of the State of North Carolina. This map was prepared in accordance with the provisions of Chapter 170B of the General Statutes of the State of North Carolina. This map was prepared in accordance with the provisions of Chapter 170B of the General Statutes of the State of North Carolina.

John S. Steele, P.L.S., L-1474 NC
404 Emporium Street
Wilkesboro, North Carolina 28687



Yadkin
 Printed April 24, 2017
 See Below for Disclaimer



- Centerlines
 - < Null >
 - CITY
 - INTERSTATE
 - PRIVATE
 - STATE ROAD
 - US HIGHWAY
 - private
- County Boundary
- Parcels
- Town Limits
 - < all other values >
 - BOONVILLE
 - BOONVILLE ETJ
 - EAST BEND
 - JONESVILLE
 - JONESVILLE ETJ
 - YADKINVILLE
 - YADKINVILLE ETJ

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YADKIN COUNTY, NC YR 2017 REQUESTED BY CCAMPBELL RUN 3/08/17 TIME 13:09:44 PAGE 1
 GRATIS GROCE PLACE BURGESS HELEN C BURGESS HELEN C NBHD: 0800 118434
 1513 BUCK SHOALS RD 1513 BUCK SHOALS RD 487900300036 ROUTE#:
 HAMPTONVILLE NC 27020 HAMPTONVILLE NC 27020 WAGONER RD
 Plat Bk/Pg 2439 2439 EXCD: 4879 00 30 0036
 Bldg No. Appraiser: Appr Date: APPR: III APPR DT: 8/04/1998 LAND VALUE 294,599 131,741
 Imp Desc: Eff Yr: USE CODE: MISC VALUE 0 0
 Grade : AVERAGE QUALITY Act Yr Bt: DISTRICT: 111 ARLINGTON-FIRE BLDG VALUE 0 0
 Stories/ Rms/ Bed/ Bth/ HBth NBHD: 0800 KNOBS TOWNSHIP TOTAL VALUE 294,599 131,741
 Finished Area: ASV SqFt Sales SqFt 2016 PRIOR YEAR 286,178 127,004

 COMPONENT TYPE/CODE/DESC PCT UNITS RATE STR# STR% SIZ% HGT% PER% CDS% COST %CMPL

PROPERTY NOTES: 1.09 TO A BROWN-99
 OLD HSE NV
 HWY 21 N.-RT. ON WAGONER RD.-WAGONER TURNS TO DIRT.-APPROX.
 .3 MILE ON L.

BOOK	PAGE	DT	DATE	QS SALES PRICE
402	094	UNK	6/01/1996	
263	636	UNK	9/01/1987	
		PERMIT NO		
		TYPE	DATE	AMOUNT

BLDG CODE	DESC	UNITS	EYB DT	PCT	ADD.DEPR PCT	QGCD	VALUE	EXCD	%COMP
				.00					
				.00					
				.00					
				.00					

LND #	ZONE	LAND TYPE/CODE	TOTAL ACRES: LAND QTY	71.500 LAND ACRES	VALUE PER ACRE: LAND RATE	4,120 DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	TOT ADJ	CURRENT FMV	EXMPT
1		AC O	25.500	25.500	4,176.47		.00	.00	100.00	.00	.00	.00	.00	106,500	
	LUV..	LU O		25.500	640.00								.00	16,320	
3		AC W	26.010	26.010	4,153.40		.00	95.00	100.00	.00	.00	.00	95.00	102,628	
4		AC W	19.990	19.990	4,500.75		.00	95.00	100.00	.00	.00	.00	95.00	85,471	
	LUV..	LU W		19.990	640.00								.00	12,793	

118434 WAGONER RD