

100064766 Land 111 Pin Oak Court , Beaufort, NC 28516 Listing Office: Brown & Kennedy Const. Co, Inc dba Doug Brown Construction Co. & Real Estate Active Current Price:



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Sub-Type: Recreation HOA: Yes
 City Limits: No HOA Annual: \$300
 County: Carteret Amt: Merrimon Bay
 Location Type: Mainland HOA: Merrimon Bay
 Marketing City: Beaufort Company: HOA Phone: 315-679-8313
 Subdivision: Merrimon Bay Zoning: yes
 Bay Acres - 2.25
 N/A Total: Deed: Yes
 Secondary Subdivision: Beaufort Restriction:
 Elem. School: Beaufort Lot 140'x155x435x149x569x183
 Middle School: Beaufort Dimensions:
 High School: East Lot SqFt: 97,923
 Carteret Total Road: 140
 School District: Craven Frontage: Water: 149
 Waterfront: Yes
 Waterview: Yes

Auction: Bidder Must Qualify: Yes; Buyer's Premium %: 10; Real Estate Only: Yes; RE & Personal Prop: No; Auction Date: 07/15/2017
 HOA and Neigh Amenities: Maint - Roads; Ramp
 Road Type/Frontage: Paved
 Bldgs on Property: See Remarks Lot Water Features: Sound Side
 Soil Evaluation: Soil Evaluation - No
 Environmental Hazard: Unknown Showing Instructions: Show Anytime
 Fuel Tank: None Topography: Cleared/Partial

Cobra Zone: No Tax Identifier: 7405.00.56.2874000 Plat Page: 485
 Deed Book: 1056 Plat Book: 30 Special: Yes
 Deed Page: 440 Assessments:
 Deferred Taxes: No Tax Assessed \$31,500
 Value:
 Tax Year: 2016

Marketing/Public Rem: This 2.248 acre lot with 149' water front on the Neuse River and 140' on Pin Oak Court. It's only 1,300' from Merrimon Bay home owners' association boat ramp and dock. Paved streets & underground power to lot. Will need well & septic system installed. Owner has septic permit. Online auction sign on property and at each turn from US-70 at Merrimon Rd stop light. 26 miles from Morehead and 22 miles from Beaufort, NC 28516 This will be a online reserve auction with a 10% buyer's premium with Brown & Thigpen Auctions LLC <http://www.auctionzip.com/online-auctions/?country=US&pageNum=1&catID=MU8Q47SBT3>
Agent Remarks: This 2.248 acre lot with 149' water front on the Neuse River and 140' on Pin Oak Court. It's only 1,300' from Merrimon Bay home owners' association boat ramp and dock. Paved streets, underground power, needs well & septic system but has septic permit. Online auction sign on property. 26 miles from Morehead and 22 miles from Beaufort, NC 28516
Legal: L137 MERRIMON BAY SEC 2A
Showing Instructions: Vacant lot with direction signs from US-70 hwy
Appointment Contact: Doug Brown
Directions to Property: From Beaufort take US-70 4.4 miles to stoplight (where US-70 takes a right) keep straight on Merrimon Rd at stop light for 12.2 miles then turn left to stay on Merrimon Rd. go 1.4 miles and road name changes to 4-H Rd. go 1.1 miles turn right onto Merrimon Bay Drive go .5 miles, turn right onto Garbacon Dr. go 2.5 miles turn left onto Pin Oak Court and lot is on your left.

Agreement Service: Full Service List/Marketing Date: 05/25/2017 Status: Active
 Agreement Type: Exclusive Right to Sell Prospect Exempt: No Status: 05/25/2017
 Auction: Yes Stipulation of Sale: None Change Date:
 Owner: Iszak, Louis Sub Agent Comm: 0%
 Buyer Agent Comm: 2% Variable Comm: No
 Cumulative DOM: 0
 Days On Market: 0
 Expiration Date: 12/31/2017

	Name	Office	Primary	Office	E-mail
Listing Member:	Brown & Kennedy Const. Co. Inc dba Brown Realty 39199	Listing Office: Brown & Kennedy Const. Co, Inc dba Doug Brown Construction Co. & Real Estate C2055	910-298-4464	910-298-4464	dbrown1950@earthlink.net

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