

100489891		000 Scuppernog Road , Creswell, NC 27928		Active	
Land		Listing Office: Rich Company		Current Price: \$199,000	
		Sub-Type: Commercial/Industrial		Zoning: CI	
		City Limits: No		Acres - 4.94	
		County: Washington		Cleared: 4.94	
		Location: Mainland		Total: 4.94	
		Type: Creswell		Deed: No	
		Marketing: Creswell		Restriction: 487.23'x393.74'x196.47'x325.7'	
		City: Not In Subdivision		Lot Dimensions: 215,232	
		Subdivision: N/A		Total Road: 1,403	
		Elementary: Creswell Elementary		Frontage: No	
		School: Washington		Waterfront: No	
Middle School: Creswell		Waterview: No			
High School: Charlotte-Mecklenbur		District:			
Bldgs on Property: None		Lot Description: Corner Lot		Possession: At Closing	
Current Use: Commercial; Vacant				Road Type/Frontage: Paved; Public	
Environmental Hazard: Unknown				(City/Cty/St); Service Road	
Terms: 1031 Exchange; Cash; Conventional;				Soil Evaluation: Soil Evaluation - No	
Will Divide				Showing Instructions: Show Anytime	
Fuel Tank: None				Topography: Cleared/Partial; Level; Undeveloped	
Cobra Zone:	No	Federal Flood Ins Avail:	Yes	Plat Page:	SL10C
Deed Book:	464	Tax Identifier:	775900807824	Total Real	295.8
Deed Page:	72	PID:	7759-00-80-7824	Estate	
Deferred Taxes:	No	Plat Book:	PC3	Property	
				Taxes:	
				Special	N/A
				Assessments:	
				Tax Assessed	\$38,400
				Value:	
				Tax Year:	2024
Marketing/Public Remarks: No shortage of road frontage with this 4.94AC lot surrounded on all sides by Hwy 64 bypass, Scuppernog Road, Benson Road, and Exit 554 access road, over 1400' of road frontage. Not in a flood zone and zoned CI and price has been reduced by \$51,000. Manager of LLC is a NC Licensed Real Estate Broker. Deed, survey, and tax card are attached in documents section. Agent Remarks: From Hwy 64 bypass take exit 554 North to Scuppernog Road and the property is surrounded by the access road, SR 1304/Scuppernog Road, SR 1141/Benson Road, and US Hwy 64 bypass. Show anytime. Legal: Fee simple Showing Instructions: Show anytime Appointment Contact: Alex Rich Appt. Center Phone: 252-256-1279 Directions to Property: From Hwy 64 bypass take exit 554 North to Scuppernog Road and the property is surrounded by the access road, SR 1304/Scuppernog Road, SR 1141/Benson Road, and US Hwy 64 bypass. Show anytime.					
Agreement	Exclusive Right to Sell	Effective Date:	02/20/2025	Status:	Active
Type:		Listing Price:	\$199,000	Status	02/20/2025
Owner:	Twiford IV LLC	Original List Price:	\$199,000	Change Date:	
Broker Owner:	Yes	Prospect Exempt:	No		
Seller Rep.:	Has owned the property for at least one year	Stipulation of Sale:	None		
Cumulative	1	EMD Trust Account:	No		
DOM:					
Days on	1				
Market:					
Expiration Date:	02/28/2026				
Listing Price:	\$199,000				
List Price/Acre:	\$40,283.4				
Name	Office	Primary	Other Office	E-mail	Other Email
Listing Member: Alex Rich	Listing Office: Rich Company	252-256-1279	252-338-5432	alexanderbrich@gmail.com	
261159					

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Information is deemed to be reliable, but is not guaranteed. Data may have come from public tax records. © 2025 MLS and FBS. Prepared by Alex Rich on Thursday, February 20, 2025 10:08 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.