



TYRE REALTY GROUP

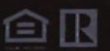
REAL ESTATE SERVICES PROPOSAL



PREPARED ESPECIALLY FOR:
Paul & Deanna Hassel
FOR MARKETING THE PROPERTY LOCATED AT:
2513 Cobb Dail Rd

Chris Peele | chris@tyrerealty.com | 252 814-5029

TyreRealtyGroup.com | 252-758-4663



Subject Property Profile for

2513 Cobb Dail Rd



The following features have been identified to aid in the search for properties that are comparable to yours. This will help in determining proper pricing for your home.

City: Farmville	Year Built: 1995	Acres: 17
SqFt: 1489	Levels: 1	Exterior: Vinyl
Total Rooms: 7	Bedrooms: 3	Full Baths: 2
Half Baths: 1	Heating: Heat Pump	Cooling: Central
Fireplace: N/A	Park/Drwy: Concrete	Construction: Manufactured
Foundation: Crawl - Brick/Mortar	Floors: LVT/Carpet/Tile/Viny	Roof: Shingle
Int Feat: Multiple Updates & R	Ext Feat: Fenced Yard/Pond/30x	Appl/Equip: Standard Kitchen App
Appl/Equip:	Appl/Equip:	Appl/Equip:
Water/Sewer: Municipal Water	Water/Sewer: Septic	

Chris Peele | chris@tyrerealty.com | 252 814-5029

Comparable Properties



Under Contract **4006 Friendship Church**

List Price: \$195,000
List \$ SqFt: \$125
Year Built: 2002
Bedrooms: 3
Full Baths: 2
Half Baths: 0
Heat:
Cool:
Firepl: None

Sold \$ SqFt:
SqFt: 1560
Total Rooms: 6
Levels: One
Exter: Vinyl Siding
Park/Drv:
Const: Steel Frame
Flrs:

DOM: 74
City: Farmville
Acres: 0.80
Appl/Equip: Dishwasher
Appl/Equip: Range
Appl/Equip: Vented Exhaust F
Appl/Equip:
Wtr/Swr: Water Connected
Wtr/Swr:

Remarks: Are you looking for peace and quiet in the country? STOP LOOKING here it is!!! This 3bed 2 bath with oversized open living area and large yard is calling your name... With almost an acre for recreation in its own hideaway from the rest of the world how could you go wrong. It's not quite ready yet but keep an eye on this jewel!!!



Recently Sold **4006 Friendship Church**

List Price: \$175,000
List \$ SqFt: \$112
Year Built: 2002
Bedrooms: 3
Full Baths: 2
Half Baths: 0
Heat:
Cool:
Firepl: None

Sold Price: \$175,000
Sold \$ SqFt: \$112
SqFt: 1560
Total Rooms: 7
Levels: One
Exter: Vinyl Siding
Park/Drv:
Const: Wood Frame
Flrs:

DOM: 5
City: Farmville
Acres: 0.80
Appl/Equip:
Appl/Equip:
Appl/Equip:
Wtr/Swr:
Wtr/Swr:

Remarks: Country Living at its Finest! 3 Bedroom / 2 Bathroom Manufactured Home nestled on over 3/4 an acre. Updated LVP Flooring throughout. Great Outdoor entertainment areas. Wired Shop. Come check it out while you can.



Recently Sold **458 Quartz Drive**

List Price: \$185,000
List \$ SqFt: \$128
Year Built: 1992
Bedrooms: 3
Full Baths: 2
Half Baths: 0
Heat:
Cool:
Firepl: 1

Sold Price: \$180,000
Sold \$ SqFt: \$124
SqFt: 1450
Total Rooms: 7
Levels: One
Exter: Vinyl Siding
Park/Drv:
Const: Steel Frame
Flrs:

DOM: 21
City: Greenville
Acres: 0.51
Appl/Equip:
Appl/Equip:
Appl/Equip:
Wtr/Swr: Water Available
Wtr/Swr:

Remarks: Discover the perfect blend of country charm and city convenience at 458 Quartz Dr.! This spacious 4-bedroom, 2-bath manufactured home offers plenty of room for the whole family, featuring two inviting family rooms?perfect for entertaining or relaxing. Situated on a generous lot, you'll enjoy the peaceful feel of country living while being just minutes from Greenville's shopping.

Comparable Properties

Recently Sold 4448 Nc 903



List Price: \$185,000
List \$ SqFt: \$143
Year Built: 1989
Bedrooms: 3
Full Baths: 2
Half Baths: 0
Heat:
Cool:
Firepl: None

Sold Price: \$183,000
Sold \$ SqFt: \$141
SqFt: 1296
Total Rooms: 6
Levels: One
Exter: Vinyl Siding
Park/Drv:
Const: Steel Frame
Flrs: Carpet

DOM: 94
City: Winterville
Acres: 0.62
Appl/Equip: Dishwasher
Appl/Equip: Washer
Appl/Equip: Vented Exhaust F
Appl/Equip: Electric Oven
Wtr/Swr: Water Available
Wtr/Swr:

Remarks: This charming Double Wide is nestled on over 1/2 acre in the country; yet close enough to city conveniences. This home boasts low maintenance vinyl siding and durable architectural shingles. Not only does it include a double attached carport with a spacious storage room; but offers extra parking with an additional cement pad.

Recently Sold 6740 Stantonsburg Road



List Price: \$190,000
List \$ SqFt: \$114
Year Built: 1995
Bedrooms: 3
Full Baths: 2
Half Baths: 0
Heat:
Cool:
Firepl: 1

Sold Price: \$190,000
Sold \$ SqFt: \$114
SqFt: 1668
Total Rooms: 7
Levels: One
Exter: Aluminum Siding
Park/Drv:
Const: See Remarks
Flrs: Carpet

DOM: 20
City: Farmville
Acres: 0.52
Appl/Equip: Dishwasher
Appl/Equip: Gas Oven
Appl/Equip: Refrigerator
Appl/Equip: Built-In Microwa
Wtr/Swr: Water Available
Wtr/Swr:

Remarks: This lovely 3-bedroom, 2-bathroom home, located on over half an acre lot, offers an updated and open concept living space. The living room has built-in shelving with a cozy fireplace. The kitchen has a functional eat-in island and substantial storage. Off the kitchen you will find a laundry room with additional storage. The three bedrooms offer natural lighting.

Recently Sold 2534 Cobb Dail Road



List Price: \$219,900
List \$ SqFt: \$136
Year Built: 1996
Bedrooms: 3
Full Baths: 2
Half Baths: 0
Heat:
Cool:
Firepl: None

Sold Price: \$200,000
Sold \$ SqFt: \$123
SqFt: 1620
Total Rooms: 7
Levels: One
Exter: Vinyl Siding
Park/Drv:
Const: Wood Frame
Flrs:

DOM: 49
City: Farmville
Acres: 1.81
Appl/Equip: Dishwasher
Appl/Equip: Electric Oven
Appl/Equip: Refrigerator
Appl/Equip:
Wtr/Swr: Water Available
Wtr/Swr:

Remarks: Stop the Car! This could be the one you are looking for in the country! Peace and quiet! Enjoy the over sized screened porch anytime of day year round! This home offers a large den, kitchen with lots of natural light, a nice master bedroom with double walk-in closets and a tiled walk-in shower and double vanities!

Comparable Properties



Recently Sold 3421 Field View Court

List Price: \$220,000

List \$ SqFt: \$130

Year Built: 2001

Bedrooms: 3

Full Baths: 2

Half Baths: 0

Heat:

Cool:

Firepl: 1

Sold Price: \$230,000

Sold \$ SqFt: \$136

SqFt: 1692

Total Rooms: 5

Levels: One

Exter: Vinyl Siding

Park/Drv:

Const: See Remarks

Flrs:

DOM: 25

City: Winterville

Acres: 1.22

Appl/Equip:

Appl/Equip:





Appl/Equip:

Wtr/Swr:

Wtr/Swr:





Remarks: The perfect fusion of Country and Community living! This beautifully remodeled home is located in a Cul-de-sac, right off of Farm View Ct and Jolly Rd in the northern country of Winterville! A left on Jolly heads toward Winterville, and a right takes you to Ayden, making it a short, convenient drive to stores and entertainment.

Comparative Market Analysis

	2513 Cobb Dall Rd 	4006 Friendship Church 	458 Quartz Drive 	6740 Stantonsburg Road 			
		Adjustments	Adjustments	Adjustments			
Sold Price		\$175,000	\$175,000	\$180,000	\$180,000	\$190,000	\$190,000
Sold\$ SqFt		\$112		\$124		\$114	
List Price		\$175,000		\$185,000		\$190,000	
List\$ SqFt		\$112		\$128		\$114	
Contract Date		10/01/24		05/29/25		04/22/25	
Sold Date		11/20/24		07/16/25		06/06/25	
DOM		5		21		20	
Sell Concess		\$2,000	-\$2,000	\$5,000	-\$5,000		
City	Farmville	Farmville		Greenville		Farmville	
Year Built	1995	2002		1992		1995	
Acres	17	0.8		0.51		0.52	
SqFt	1489	1560		1450		1668	
Levels	1	One		One		One	
Exterior	Vinyl	Vinyl Siding		Vinyl Siding		Aluminum Siding	
Total Rooms	7	7		7		7	
Bedrooms	3	3		3		3	
Full Baths	2	2		2		2	
Half Baths	1	0		0		0	
Heating	Heat Pump						
Cooling	Central						
Fireplace	N/A	None		1		1	
Park/Drvwy	Concrete						
Construction	Manufactured	Wood Frame		Steel Frame		See Remarks	
Foundation	Crawl - Brick/Mortar	Brick/Mortar		Crawl Space		Brick/Mortar	
Floors	LVT/Carpet/Tile/Viny,					Carpet	
Roof	Shingle	Shingle		Shingle		Composition	
Int Feat	Multiple Updates & Remodel	Master Downstair		Master Downstair		Blinds/Shades	
Ext Feat	Fenced Yard/Pond/30x40 Wired Shop					None	
Appl/Equip	Standard Kitchen Appliances					Dishwasher	
Appl/Equip						Gas Oven	
Appl/Equip						Refrigerator	
Water/Sewer	Municipal Water			Water Available		Built-In Microwa	
Water/Sewer	Septic					Water Available	
LAND COMP	0 Frog Level		\$178,200		\$181,390		\$181,280
	\$368,222		\$351,200		\$356,390		\$371,280

Chris Peele | chris@tyrerealty.com | 252 814-5029

Comparative Market Analysis

	2513 Cobb Dall Rd	2534 Cobb Dall Road	3421 Field View Court	4448 Nc 903
				
		Adjustments	Adjustments	Adjustments
Sold Price		\$200,000	\$200,000	\$230,000
Sold\$ SqFt		\$123		\$136
List Price		\$219,900		\$220,000
List\$ SqFt		\$136		\$130
Contract Date		05/14/25		11/30/24
Sold Date		06/20/25		12/19/24
DOM		49		25
Sell Concess				-\$2,000
City	Farmville	Farmville	Winterville	Winterville
Year Built	1995	1996	2001	1989
Acres	17	1.81	1.22	0.62
SqFt	1489	1620	1692	1296
Levels	1	One	One	One
Exterior	Vinyl	Vinyl Siding	Vinyl Siding	Vinyl Siding
Total Rooms	7	7	5	6
Bedrooms	3	3	3	3
Full Baths	2	2	2	2
Half Baths	1	0	0	0
Heating	Heat Pump			
Cooling	Central			
Fireplace	N/A	None	1	None
Park/Drvwy	Concrete			
Construction	Manufactured	Wood Frame	See Remarks	Steel Frame
Foundation	Crawl - Brick/Mortar	Crawl Space	Brick/Mortar	Brick/Mortar
Floors	LVT/Carpet/Tile/Viny			Carpet
Roof	Shingle	Metal	Shingle	Shingle
Int Feat	Multiple Updates & Remodel	Master Downstair	Master Downstair	Master Downstair
Ext Feat	Fenced Yard/Pond/30x40 Wired S	Storm Doors		Storm Doors
Appl/Equip	Standard Kitchen Appliances	Dishwasher		Dishwasher
Appl/Equip		Electric Oven		Washer
Appl/Equip		Refrigerator		Vented Exhaust F
Water/Sewer	Municipal Water	Water Available		Electric Oven
Water/Sewer	Septic			Water Available
LAND COMP	0 Frog Level			
		\$167,090		\$173,690
	\$368,222	\$367,090	\$401,690	\$361,680

Chris Peele | chris@tyrerealty.com | 252 814-5029

Pricing Your Property to Sell

Pricing your property correctly is crucial. You want to sell your property in a timely manner at the highest price possible. Current market conditions determine the value.

Pricing too high or too low can cost you time and money. Realistic pricing will achieve a maximum sale price in a reasonable amount of time.

Analysis of the comparable properties
suggests a list price range of:

\$355,000 to \$375,000

100477891 Land 0 Frog Level Road , Winterville, NC 28590 Listing Office: TYRE REALTY GROUP INC. Closed Sold Price: \$220,000



Sub-Type: Residential Land
City Limits: No
County: Pitt
Location Type: Mainland
Marketing City: Winterville
Subdivision: Not In Subdivision
Secondary Subdivision: N/A
Elementary School: Creekside Elementary School
Middle School: A. G. Cox
High School: South Central High School
School District: Pitt County Schools

HOA: No
Zoning: Res
Acres - Total: 14.94
Deed Restriction: No
Lot SqFt: 650,786
Total Road Frontage: 0
Waterfront: No
Waterview: No

Bldgs on Property: None
Environmental Hazard: Unknown
Terms: Cash; Conventional; FHA; USDA; VA
Fuel Tank: None

Possession: At Closing
Road Type/Frontage: Paved; Public (City/Cty/St)
Soil Evaluation: Soil Evaluation - No
Showing Instructions: Show Anytime
Topography: Cleared

Cobra Zone: No
Tax Identifier: 03172
PID: 4665208294
Plat Book: 0

Plat Page: 0
Special Assessments: N/A
Tax Assessed Value: \$151,520
Tax Year: 2023

Marketing/Public Remarks: Motivated Sellers in a great area! Perfect property for your family homestead of Winterville's next potential neighborhood! With just under 15 acres, this property features exceptional location to Winterville, Greenville, or Kinston, while still being out in the country enough to provide the privacy everyone craves. It's rare to find an opportunity in Pitt County, so don't miss out on your dream property!

Agent Remarks: All showings must send preapproval letter to Chris Peele (chris@tyrerealty.com) prior to scheduling. Taxes are estimated. EMD to be held by closing attorney or buyer agent firm at time of offer. Call/Text Chris Peele (252 814-5029) with any questions.

Legal: NOBLES
Appt. Center Phone: (252) 329 1200
Directions to Property: From Winterville Pkwy - Rt onto NC-903 S - Rt onto Frog Level Rd - Property is on the Lt

Agreement Type: Exclusive Right To Sell	Effective Date: 11/27/2024	Sold Date: 09/24/2025
Owner: Joe Burney Jr	Listing Price: \$245,000	Sold Price: \$220,000
Broker Owner: No	Original List Price: \$250,000	Sold \$14,725.57
Seller Rep.: Has owned the property for at least one year	SP/LP%: 89.80%	Price/Acre:
Cumulative DOM: 182	Prospect Exempt: Yes	Status: Closed
Days on Market: 182	Stipulation of Sale: Standard	Status Change Date: 09/24/2025
Expiration Date: 08/31/2025	Buyer Financing: Cash	Proposed Closing Date: 09/23/2025
Listing Price: \$245,000	EMD Trust Account: No	Under Contract Date: 08/25/2025
List Price/Acre: \$16,398.93		DUC: 30
		Closing: Due Diligence Date: 09/15/2025; Seller Concessions Y/N: No

	Name	Office	Primary	Other	Office	E-mail	Other Email
Listing Member:	Chris Peele 292957	Listing Office: TYRE REALTY GROUP INC. C20074	252-814-5029		252-758-4663	Chris@tyrerealty.com	
Selling Member:	TAHAIA (KUNNY) BROTHERS	Selling Office: Century 21 The Realty Group C35494	252-531-1872	252-531-1872	252-355-7800	KunnyBrothers@gmail.com	KunnyBrothers@gmail.com

Confidential - May Only Be Distributed To MLS Participants

Information is deemed to be reliable, but is not guaranteed. Data may have come from public tax records. © 2025 MLS and FBS. Prepared by Chris Peele on Wednesday, September 24, 2025 3:02 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Sold 9-23-25 at \$14,725/acre

Used \$11,000/acre for comp purposes

8.5 miles apart

100468286 Residential 4006 Friendship Church Road , Farmville, NC 27828 Closed Sold Price: \$175,000
 Listing Office: Coldwell Banker Howard Perry & Walston



Sub-Type: Manufactured Home # Baths - Full: 2
 County: Greene # Baths - Half: 0
 Location Type: Mainland # Baths - Total: 2
 Subdivision: Not In Subdivision # Bedrooms: 3
 Secondary # Rooms: 7
 Subdivision: N/A Master Bedroom Level: Primary Living Area
 City Limits: No SqFt - Heated (Primary): 1,560
 Marketing City: Farmville Stories: 1
 Elem. School: Intermediate Waterfront: No
 Elem. School 2: Other New Construction: No
 Middle School: Greene County Middle HOA: No
 High School: Greene Central High Sign on Property: Yes
 Year Built: 2002 Recording Device: Unknown to Agent
 Zoning: Residential
 Lot Acres: 0.8
 Lot Dim: 209x150x207.2x200

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Master Bedroom					Bathroom 1				
Bedroom 2					Bathroom 2				
Bedroom 3					Kitchen				
					Living Room				

Construction: Wood Frame
 Cooling: Central Air
 Dining Room Type: Combination
 Exterior Finish: Vinyl Siding
 Foundation: Brick/Mortar
 Terms: Cash; Conventional; FHA; VA Loan
 Rental Information:
 Structure Type:

Fencing: None
 Fireplace: None
 Interior Features: Ceiling Fan(s); Master Downstairs
 Garage & Parking: Attached Garage Spaces: 0; Detached Garage Spaces: 0; Total # Garage Spaces: 0; Total Carport Spaces: 0
 Heated SqFt: 1400 - 1599
 Total SqFt - Heated (Primary + Separate): 1,560
 Heating: Heat Pump
 Heating System Fuel Source: Electric
 Manufactured Type: Double Wide

Patio and Porch Features: Porch
 Parking Features: Gravel
 Possession: At Closing
 Roof: Shingle
 Road Type/Frontage: Public (City/Cty/St)
 Showing Instructions: Vacant
 Stories/Levels: One
 VIN #: VIN #1: 0; VIN #2: 0
 Sewer: Septic Tank

Tax Assessed Value: \$75,760
 Cobra Zone: No
 Deed Book: 562
 Deed Page: 750

Plat Book: 0
 PID: 4606792683
 Tax Identifier: 4606792683

Plat Page: 0
 Total Real Estate Property Taxes: \$934.12
 Special Assessments: None
 Tax Year: 2024

Marketing/Public Remarks: Country Living at its Finest! 3 Bedroom / 2 Bathroom Manufactured Home nestled on over 3/4 an acre. Updated LVP Flooring throughout. Great Outdoor entertainment areas. Wired Shop. Come check it out while you can.
 Legal: 562/750-07/21/2003-05
 Lockbox on Property: Yes Type of Lockbox: Private Where Located?: Back Door Sign on Property: Yes
 Directions to Property: Traveling down US 264A towards Farmville turn right on Tugwell Road, Drive approx. 2 miles and home is on the left.

Days on Market: 5
 Cumulative 5
 DOM:
 Owner: Robert & Deanna Boone
 Broker Owner: No
 Seller Rep.: Has owned the property for at least one year

Prospect Exempt: No
 Stipulation of Sale: Standard
 Agreement Service: Full Service
 Agreement Type: Exclusive Right To Sell
 Buyer Financing: FHA
 EMD Trust Account: No

Sold Date: 11/20/2024
 Sold Price: \$175,000
 Sold \$112.18
 Price/SqFt:
 Status 11/20/2024
 Change Date:
 Proposed 10/01/2024
 Closing Date:
 Under 10/01/2024
 Contract Date:
 DUC: 50
 Closing: Due Diligence Date: 10/17/2024; Seller Concession Amount: 2,000; Seller Concessions Y/N: Yes

Effective Date: 09/27/2024
 Listing Price: \$175,000
 List Price/SqFt: \$112.18
 Original List Price: \$175,000
 Price:
 SP/LP%: 100.00%

Name	Office	Primary	Other Office	E-mail	Other Email
Listing Member: Jacob Harrison 328520	Listing Office: Coldwell Banker Howard Perry & Walston C1232		919-778-8001		
Selling Member: Curtis Gatlin	Selling Office: CCA Real Estate C29891	252-349-5533	252-474-9565	curtisgatlin@cca-group.net	

Confidential - May Only Be Distributed To MLS Participants

Information is deemed to be reliable, but is not guaranteed. Data may have come from public tax records. © 2025 MLS and FBS. Prepared by Chris Peele on Wednesday, September 24, 2025 3:00 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

100506653 Residential 458 Quartz Drive , Greenville, NC 27834 Closed
 Listing Office: United Real Estate East Carolina Sold Price: \$180,000



Sub-Type: Manufactured Home
County: Pitt
Location Type: Mainland
Subdivision: Crystal Acres
Secondary Subdivision: N/A
City Limits: No
Marketing City: Greenville
Elem. School: Northwest Elementary School
Middle School: Wellcome Middle School
High School: North Pitt High School
School District: Pitt County Schools
Year Built: 1992
Zoning: RR
Lot Acres: 0.51
Lot Dim: .51

Baths - Full: 2
Baths - Half: 0
Baths - Total: 2
Bedrooms: 3
Rooms: 7
Master Bedroom Level: Primary Living Area
SqFt - Heated (Primary): 1,450
Stories: 1
Waterfront: No
New Construction: No
HOA: No
Sign on Property: Yes
Recording Device: Unknown to Agent

Attic: No Access
Construction: Steel Frame
Cooling: Heat Pump
Dining Room Type: Combination
Exterior Finish: Vinyl Siding
Foundation: Crawl Space
Terms: Cash; Conventional; FHA; USDA Loan; VA Loan
Rental Information:
Structure Type:

Fencing: Chain Link
Fireplace: 1
Interior Features: Master Downstairs
Garage & Parking: Attached Garage Spaces: 0; Detached Garage Spaces: 0; Total # Garage Spaces: 0; Total Carport Spaces: 0
Heated SqFt: 1400 - 1599
Total SqFt - Heated (Primary + Separate): 1,450
Heating: Forced Air
Heating System Fuel Source: Electric
Manufactured Type: Double Wide

Patio and Porch Features: Porch
Parking Features: Asphalt
Possession: At Closing
Roof: Shingle
Road Type/Frontage: Private Road
Showing Instructions: Appt Required; Show Anytime
Stories/Levels: One
VIN #: VIN #1: GEO1324721; VIN #2: GEO1324720
Utilities: Water Available
Water Source: Community Water

Tax Assessed Value: \$101,147
Cobra Zone: No
Deed Book: 3445
Deed Page: 841

Plat Book: 50
PID: 4750785437
Tax Identifier: 059607

Plat Page: 170
Total Real Estate Property Taxes: \$833.25
Special Assessments: No
Tax Year: 2024

Marketing/Public Remarks: Discover the perfect blend of country charm and city convenience at 458 Quartz Dr.! This spacious 4-bedroom, 2-bath manufactured home offers plenty of room for the whole family, featuring two inviting family rooms—perfect for entertaining or relaxing. Situated on a generous lot, you'll enjoy the peaceful feel of country living while being just minutes from Greenville's shopping, dining, and amenities. Don't miss this opportunity to own a comfortable, affordable home with the best of both worlds! Home has 4 bedrooms but septic permit shows 3 bedrooms.

Agent Remarks: Listing firm does not hold EMD.
Legal: CRYSTAL ACRES 4
Lockbox on Property: Yes **Type of Lockbox:** Private **Where Located?:** Front door **Sign on Property:** Yes
Directions to Property: From Greenville N Memorial Dr turn left onto NC-33, turn left onto Old River Rd, Turn right onto Quartz Dr, The destination is on your right.

Appointment Contact Name: Showingtime **Appt. Center Phone:** 1-800-469-9464

Days on Market: 21	Prospect Exempt: No	Sold Date: 07/16/2025
Cumulative DOM: 21	Stipulation of Sale: Standard	Sold Price: \$180,000
Owner: ESPINOZA SALAZAR JOSE A. & VICTORIA REYES HERRERA	Agreement Service: Full Service	Sold \$124.14
Broker Owner: No	Agreement Type: Exclusive Right To Sell	Price/SqFt:
Seller Rep.: Has owned the property for at least one year	Buyer Financing: FHA	Status 07/16/2025
Effective Date: 05/09/2025	EMD Trust Account: No	Change Date:
Listing Price: \$185,000		Proposed 06/30/2025
List \$127.59		Closing Date:
Price/SqFt:		Under 05/29/2025
Original List \$185,000		Contract Date:
Price:		DUC: 48
SP/LP%: 97.30%		Closing: Due Diligence Date: 06/22/2025; Seller Concession Amount: 5,000; Seller Concessions Y/N: Yes

	Name	Office	Primary	Other Office	E-mail	Other Email
Listing Member:	Brenda Ochoa 343066	Listing Office: United Real Estate East Carolina C22144	252-343-1490	252-355-3129	brendancreator@gmail.com	
Selling Member:	Stephen Winston, Jr	Selling Office: Keller Williams Realty Points East C12924	252-258-8602	252-355-6000	stephenwinston@kw.com	

100498717
Residential

6740 Stantonsburg Road , Farmville, NC 27828
Lot # 6

Closed
Sold Price: \$190,000

Listing Office: Sarah Weir Group



Sub-Type: Manufactured Home	# Baths - Full: 2
County: Pitt	# Baths - Half: 0
Location Type: Mainland	# Baths - Total: 2
Subdivision: Not In Subdivision	# Bedrooms: 3
Secondary Subdivision: N/A	# Rooms: 7
City Limits: No	Master Bedroom Level: Primary Living Area
Marketing City: Farmville	SqFt - Heated (Primary): 1,668
Elem. School: School	Stories: 1
Middle School: Farmville Middle School	Waterfront: No
High School: School	New Construction: No
Year Built: 1995	HOA: No
Zoning: RMHA	Sign on Property: Yes
Lot Acres: 0.52	Recording Device: Unknown to Agent
Lot Dim: 100x225x100x225	

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Bedroom 1	First				Dining Room	First			
Bedroom 2	First				Family Room	First			
Bedroom 3	First				Kitchen	First			
					Laundry	First			
					Living Room	First			

<p>Attic: None</p> <p>Appliances/Equip: Built-In Microwave; Dishwasher; Gas Oven; Refrigerator</p> <p>Basement: None</p> <p>Construction: See Remarks</p> <p>Cooling: Central Air</p> <p>Dining Room Type: Formal</p> <p>Exterior Finish: Aluminum Siding; Vinyl Siding</p> <p>Foundation: Brick/Mortar</p> <p>Exterior Features: None</p> <p>Terms: Cash; Conventional; FHA; USDA Loan; VA Loan</p> <p>Rental Information:</p> <p>Furnished: Unfurnished</p> <p>Structure Type:</p>	<p>Flooring: Carpet; Laminate; Tile</p> <p>Fencing: None</p> <p>Fireplace: 1</p> <p>Interior Features: Blinds/Shades; Ceiling Fan(s); Kitchen Island; Vaulted Ceiling(s); Walk-in Shower; Walk-In Closet(s)</p> <p>Garage & Parking: Attached Garage Spaces: 0; Detached Garage Spaces: 4; Total # Garage Spaces: 4; Total Carport Spaces: 0</p> <p>HOA and Neigh Amenities: No Amenities</p> <p>Heated SqFt: 1600 - 1799</p> <p>Total SqFt - Heated (Primary + Separate): 1,668</p> <p>Heating: Heat Pump; Wall Furnace</p> <p>Heating System Fuel Source: Electric</p> <p>Laundry Features: Laundry Room</p> <p>Manufactured Type: Double Wide</p>	<p>Patio and Porch Features: Covered; Deck; Porch</p> <p>Parking Features: Dirt; Off Street</p> <p>Possession: At Closing</p> <p>Roof: Composition</p> <p>Road Type/Frontage: Public (City/Cty/St)</p> <p>Showing Instructions: Appt Required; Lockbox</p> <p>Stories/Levels: One</p> <p>VIN #: VIN #1: Unknown; VIN #2: NA</p> <p>Water Heater: Electric</p> <p>Utilities: Water Available</p> <p>Sewer: Septic Tank</p> <p>Water Source: Community Water</p>
---	--	--

Tax Assessed Value: \$129,260	Plat Book: 44	Plat Page: 70
Cobra Zone: No	PID: 4628507565	Total Real Estate Property Taxes: \$1,018.47
Deed Book: 003967	Tax Identifier: 054833	Special Assessments: None
Deed Page: 109		Tax Year: 2024
		Lot #: 6

Marketing/Public Remarks: This lovely 3-bedroom, 2-bathroom home, located on over half an acre lot, offers an updated and open concept living space. The living room has built-in shelving with a cozy fireplace. The kitchen has a functional eat-in island and substantial storage. Off the kitchen you will find a laundry room with additional storage. The three bedrooms offer natural lighting. The primary suite has a walk-in closet and ensuite bathroom. Both bathrooms provide double sinks. Outside, you will find a relaxing front porch, perfect for a swing. You will also find a back porch, great for entertaining and relaxing. In the backyard you will find a detached wired garage with concrete pad and great storage. The spacious backyard has a firepit and extra storage closet outside. Property to be sold as is. See attached quotes.

Legal: deed book 003967-00109, map book 44-70, lot 6, 4628507565

Lockbox on Property: Yes **Type of Lockbox:** Private **Sign on Property:** Yes

Directions to Property: From Greenville, take E. 3rd St. and Stantonsburg Rd. (Greenville) to John P. East Memorial Hwy. Take US 264 West to Wesley Church Rd. in Farmville. Take exit 66 from US 264 W. Take a left at Stantonsburg Rd. (Farmville). Property is on the right across from Nichols Tire.

Appointment Contact Name: ShowingTime **Appt. Center Phone:** 252-329-1200

Days on Market: 20	Prospect Exempt: No	Start Showing 04/04/2025
Cumulative 20	Stipulation of Sale: Standard	Date:
DOM:	Agreement Service: Full Service	Sold Date: 06/06/2025
Owner: Courtney and Sharon McNair	Agreement Type: Exclusive Right To Sell	Sold Price: \$190,000
Broker Owner: No	Buyer Financing: FHA	Sold Price/SqFt: \$113.91
Seller Rep.: Has owned the property for at least one year	EMD Trust Account: No	Status Change 06/06/2025
Effective Date: 04/03/2025		Date:
Listing Price: \$190,000		Proposed 05/19/2025
List Price/SqFt: \$113.91		Closing Date:
Original List Price: \$190,000		Under Contract 04/22/2025
SP/LP%: 100.00%		Date:
		DUC: 45
		Closing: Due Diligence Date: 05/09/2025; Seller Concessions Y/N: No

	Name	Office	Primary	Other Office	E-mail	Other Email
Listing Member:	SARAH WEIR 268539	Listing Office: Sarah Weir Group C35235	252-412-5050	252-412-5050	SarahWeirRealtor@gmail.com	
Co-listing Member:	Sarah Weir Group	Co-listing Office: Sarah Weir Group	252-412-5050	252-412-5050	sarahweirrealtor@gmail.com	
Selling Member:	Christian Mears	Selling Office: Keller Williams Realty Points East C12924	252-567-0154	252-355-6000	nikkimears@kw.com	
		Co-listing Office:				

Confidential - May Only Be Distributed To MLS Participants

100497141 Residential 2534 Cobb Dail Road , Farmville, NC 27828 Listing Office: Cardinal Real Estate Sold Price: \$200,000 Closed



Sub-Type: Manufactured Home
County: Pitt
Location Type: Mainland
Subdivision: Not In Subdivision
Secondary Subdivision: N/A
City Limits: No
Marketing City: Farmville
Elem. School: H.B. Sugg Elementary School
Middle School: Farmville Middle School
High School: Farmville Central High School
School District: Pitt County Schools
Year Built: 1996
Zoning: RA
Lot Acres: 1.81
Lot Dim: 214x385x190x250x60x139

Baths - Full: 2
Baths - Half: 0
Baths - Total: 2
Bedrooms: 3
Rooms: 7
Master Bedroom Level: Primary Living Area
SqFt - Heated (Primary): 1,620
Stories: 1
Waterfront: No
New Construction: No
HOA: No
Sign on Property: Yes
Recording Device: Yes

Handicap Accessible: Accessible Approach with Ramp
Appliances/Equip: Dishwasher; Electric Oven; Refrigerator
Basement: None
Construction: Wood Frame
Cooling: Central Air
Dining Room Type: Combination
Exterior Finish: Vinyl Siding
Other Structures: Barn(s)
Foundation: Crawl Space; Permanent
Exterior Features: Storm Doors
Terms: Cash; Conventional; FHA; VA Loan
Rental Information:
Trash Collection: Other
Structure Type:
Unit Type: 3 Bedroom

Fencing: Back Yard; Chain Link
Fireplace: None
Interior Features: Blinds/Shades; Ceiling Fan(s); Kitchen Island; Master Downstairs; Mud Room; Walk-in Shower; Walk-In Closet(s)
Garage & Parking: Attached Garage Spaces: 0; Detached Garage Spaces: 0; Total # Garage Spaces: 0; Total Carport Spaces: 0
Heated SqFt: 1600 - 1799
Total SqFt - Heated (Primary + Separate): 1,620
Heating: Heat Pump
Heating System Fuel Source: Electric
Lot Features: See Remarks
Laundry Features: Laundry Room
Manufactured Type: Double Wide

Patio and Porch Features: Covered; Deck; Enclosed; Screened
Parking Features: Gravel
Possession: At Closing
On-Site Pool/Spa: None
Roof: Metal
Road Type/Frontage: Maintained; Paved
Showing Instructions: Appt Required
Stories/Levels: One
VIN #: VIN #1: 130186GLTR; VIN #2: 130186GLTR
Electric Provider: Greenville Utilities
Utilities: Water Available
Sewer: Septic Tank
Water Source: Municipal Water
Water Provider: Bell Arthur Water Corp

Tax Assessed Value: \$126,156
Cobra Zone: No
Deed Book: 003663
Deed Page: 246

Plat Book: 45
PID: 00366300246
Tax Identifier: 056188

Plat Page: 80
Total Real Estate Property Taxes: \$1,033.13
Special Assessments: none known
Tax Year: 2024

Marketing/Public Remarks: Stop the Car! This could be the one you are looking for in the country! Peace and quite! Enjoy the over sized screened porch anytime of day year round! This home offers a large den, kitchen with lots of natural light, a nice master bedroom with double walk-in closets and a tiled walk-in shower and double vanities! A large mud room with a side porch and a fenced in back yard add to this property as well as a double rock driveway! Make this home your place to stay! \$1,500 FLOORING ALLOWANCE! Call today for a showing before it is sold!

Agent Remarks: Show anytime! Please be sure to lock up and turn the lights off. Water has been shut off!
Legal: Cobb Dail Estates
Lockbox on Property: Yes **Type of Lockbox:** Private **Where Located?:** Side porch door **Sign on Property:** Yes
Directions to Property: From US 13 - right on Bell Arthur Road left on Stantonsburg Rd. - Right on VOA Site Road right onto Cobb Dail Road, property will be on the right.

Days on Market: 49
Cumulative DOM: 49
Owner: Mark and Joy Langley
Broker Owner: No
Seller Rep.: Has owned the property for at least one year
Effective Date: 03/27/2025
Listing Price: \$219,900
List Price/SqFt: \$135.74
Original List Price: \$219,900
Price:
SP/LP%: 90.95%

Prospect Exempt: No
Stipulation of Sale: Standard
Agreement Service: Full Service
Agreement Type: Exclusive Right To Sell
Buyer Financing: Conventional
EMD Trust Account: No

Sold Date: 06/20/2025
Sold Price: \$200,000
Sold Price/SqFt: \$123.46
Status Change Date: 06/20/2025
Proposed Closing Date: 06/16/2025
Under Contract Date: 05/14/2025
DUC: 37
Closing: Due Diligence Date: 06/02/2025; Seller Concessions Y/N: No

	Name	Office	Primary	Other	Office	E-mail	Other Email
Listing Member:	Leigh Lawrence 272634	Listing Office: Cardinal Real Estate C40353	252-347-8116	252-347-8116	252-347-8116	llawrence.realtor@gmail.com	llawrence.realtor@gmail.com
Co-listing Member:	Justin Lawrence	Co-listing Office: Cardinal Real Estate	252-702-5650		252-347-8116	Realtor.jlawrence@gmail.com	
Selling Member:	Doris Ribera	Selling Office: ALDRIDGE & SOUTHERLAND C11238 Co-listing Office:	252-814-8902		252-756-3500	dorisor@aldridgeandsoutherland.com	

Confidential - May Only Be Distributed To MLS Participants

Information is deemed to be reliable, but is not guaranteed. Data may have come from public tax records. © 2025 MLS and FBS. Prepared by Chris Peele on Wednesday, September 24, 2025 3:00 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

100476243 Residential 3421 Field View Court, Winterville, NC 28590 Lot # 34 Closed Sold Price: \$230,000

Listing Office: United Real Estate East Carolina



Sub-Type: Manufactured Home # Baths - Full: 2
 County: Pitt # Baths - Half: 0
 Location Type: Mainland # Baths - Total: 2
 Subdivision: Abbott Farms # Bedrooms: 3
 Secondary # Rooms: 5
 Subdivision: N/A Master Bedroom Level: Primary Living Area
 City Limits: No SqFt - Heated (Primary): 1,692
 Marketing City: Winterville Stories: 1
 Elem. School: Ayden Elementary School Waterfront: No
 Middle School: Ayden Middle School New Construction: No
 High School: Ayden-Grifton High School HOA: No
 Year Built: 2001 Sign on Property: Yes
 Zoning: RA20A Recording Device: Unknown to Agent
 Lot Acres: 1.22
 Lot Dim: 184x155x136x244x38x210

Construction: See Remarks
 Cooling: Central Air
 Dining Room Type: Combination
 Exterior Finish: Vinyl Siding
 Foundation: Brick/Mortar
 Terms: Cash; Conventional; FHA; USDA Loan; VA Loan
 Rental Information:
 Structure Type:

Fencing: Chain Link
 Fireplace: 1
 Interior Features: Master Downstairs
 Garage & Parking: Attached Garage Spaces: 0;
 Detached Garage Spaces: 0; Total # Garage
 Spaces: 0; Total Carport Spaces: 0
 Heated SqFt: 1600 - 1799
 Total SqFt - Heated (Primary + Separate): 1,692
 Heating: Heat Pump
 Heating System Fuel Source: Electric
 Manufactured Type: Double Wide

Patio and Porch Features: Deck; Porch
 Parking Features: On Site
 Possession: At Closing
 Roof: Shingle
 Road Type/Frontage: Maintained; Paved; Private
 Road
 Showing Instructions: Appt Required
 Stories/Levels: One
 VIN #: VIN #1: N/A; VIN #2: N/A
 Sewer: Septic Tank

Tax Assessed Value: \$178,418
 Cobra Zone: No
 Deed Book: 4532
 Deed Page: 353

Plat Book: 53
 PID: 4664514931
 Tax Identifier: 061819

Plat Page: 80&80A
 Special Assessments: None
 Tax Year: 2023
 Lot #: 34

Marketing/Public Remarks: The perfect fusion of Country and Community living! This beautifully remodeled home is located in a Cul-de-sac, right off of Farm View Ct and Jolly Rd in the northern country of Winterville! A left on Jolly heads toward Winterville, and a right takes you to Ayden, making it a short, convenient drive to stores and entertainment. Boasting gorgeous granite countertops, a fully remodeled Master Bathroom and re-finished hardwood (yes I said hardwood) floors in the kitchen, living room and dining areas! Comes complete with a newly finished sun room (with a mini-split) and a brand new deck that extends to both rear entrances! Extra storage is available in the workshop and the entire back yard is completely fenced in! It doesn't matter if it's your first or tenth home! This is the home for you! See it today, before it's gone!

Agent Remarks: Jonathan Mills is Primary Contact for this listing. Earnest money to be held with Escrow agent or closing attorney. Septic inspection reveals a crack in the tank that will need to be addressed in the future. Seller is offering a \$3,000.00 credit toward replacement. Septic inspection is located in the documents. It states the address is not the same as Field View Ct, but it has been fully confirmed by Mills Septic that this is the correct report.

Legal: ABBOTT FARMS

Showing Instructions: Go and Show

Lockbox on Property: Yes **Type of Lockbox:** Private **Where Located?:** Front Door **Sign on Property:** Yes

Directions to Property: HWY 11 South towards Ayden, right on Jolly Road to Left Farm on View Court to left on Field View.

Appointment Contact Name: Showingtime **Appt. Center Phone:** 252-329-1200

Days on Market: 25
Cumulative DOM: 25
Owner: DLE INVESTMENTS LLC
Broker Owner: No
Seller Rep.: Has owned the property for less than one year
Effective Date: 11/06/2024
Listing Price: \$220,000
List Price/SqFt: \$130.02
Original List Price: \$220,000
SP/LP%: 104.55%

Prospect Exempt: No
Stipulation of Sale: Standard
Agreement Service: Full Service
Agreement Type: Exclusive Right To Sell
Buyer Financing: Conventional
EMD Trust Account: No

Sold Date: 12/19/2024
Sold Price: \$230,000
Sold Price/SqFt: \$135.93
Status: 12/19/2024
Change Date:
Proposed Closing Date: 12/19/2024
Under Closing Date: 11/30/2024
Contract Date:
DUC: 19
Closing: Due Diligence Date: 12/14/2024;
 Seller Concession Amount: 2,000;
 Seller Concessions Y/N: Yes

	Name	Office	Primary	Other Office	E-mail	Other Email
Listing Member:	Scott Johnson 331064	Listing Office: United Real Estate East Carolina C22144	252-253-2200	252-355-3129	pittrealtyenc@gmail.com	
Co-listing Member:	Jonathan Mills	Co-listing Office: United Real Estate East Carolina	252-944-1671	252-355-3129	downeastrealtor@gmail.com	
Selling Member:	CLARENCE WHITLEY	Selling Office: Whitley Realty Team LLC C33199	252-378-0075	252-378-0075	clarencewhitley2@gmail.com	whitleyrealtygroup@gmail.com
		Co-listing Office:				

Confidential - May Only Be Distributed To MLS Participants

Information is deemed to be reliable, but is not guaranteed. Data may have come from public tax records. © 2025 MLS and FBS. Prepared by Chris Peele on Wednesday, September 24, 2025 3:00 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

100516177 Residential 4006 Friendship Church Road , Farmville, NC 27828 Listing Office: Touchdown Realty Co Pending with Showings Current Price: \$195,000



Sub-Type: Manufactured Home
County: Greene
Location Type: Mainland
Subdivision: Not In Subdivision
Secondary Subdivision: N/A
City Limits: No
Marketing City: Farmville
Elem. School: Greene County Intermediate
Elem. School 2: Other
Middle School: Greene County Middle
High School: Greene Central High
Year Built: 2002
Zoning: Residential
Lot Acres: 0.8
Lot Dim: 209x150x207.2x200
Baths - Full: 2
Baths - Half: 0
Baths - Total: 2
Bedrooms: 3
Rooms: 6
Master Bedroom Level: Primary Living Area
SqFt - Heated (Primary): 1,560
Stories: 1
Waterfront: No
New Construction: No
HOA: No
Sign on Property: Yes
Recording Device: Unknown to Agent

Appliances/Equip: Dishwasher; Range; Vented Exhaust Fan
Construction: Steel Frame
Cooling: Central Air
Dining Room Type: Formal
Exterior Finish: Vinyl Siding
Foundation: Crawl Space; Permanent
Terms: Cash; Conventional; FHA; VA Loan
Rental Information:
Structure Type:

Fencing: None
Fireplace: None
Interior Features: Blinds/Shades; Ceiling Fan(s)
Garage & Parking: Attached Garage Spaces: 0; Detached Garage Spaces: 0; Total # Garage Spaces: 0; Total Carport Spaces: 0
Heated SqFt: 1400 - 1599
Total SqFt - Heated (Primary + Separate): 1,560
Heating: Heat Pump
Heating System Fuel Source: Electric
Manufactured Type: Double Wide

Patio and Porch Features: Covered; Patio; Porch
Parking Features: Dirt; Off Street; On Site
Possession: At Closing
Roof: Shingle
Road Type/Frontage: Public (City/Cty/St)
Showing Instructions: Appt Required
Stories/Levels: One
VIN #: VIN #1: 0; VIN #2: 0
Utilities: Water Connected
Sewer: Septic Tank
Water Source: Municipal Water

Tax Assessed Value: \$75,760
Cobra Zone: No
Deed Book: 562
Deed Page: 750

Plat Book: 0
PID: 4606792683
Tax Identifier: 0522109

Plat Page: 0
Total Real Estate Property Taxes: \$934.12
Special Assessments: none known
Tax Year: 2024

Marketing/Public Remarks: Are you looking for peace and quiet in the country? STOP LOOKING here it is!!! This 3bed 2 bath with oversized open living area and large yard is calling your name... With almost an acre for recreation in its own hideaway from the rest of the world how could you go wrong. It's not quite ready yet but keep an eye on this jewel!!!

Legal: Friendship Church rd.

Lockbox on Property: Yes **Type of Lockbox:** Private **Sign on Property:** Yes

Directions to Property: From W. Marlboro rd. turn left on to Tugwell rd. turn left on to Friendship Church rd. home will be on the left

Appointment Contact Name: Showing Time **Appt. Center Phone:** 252-329-1200

Days on Market: 74

Cumulative: 74

DOM:

Owner: Melinda Harrison

Broker Owner: No

Seller Rep.: Has owned the property for less than one year

Effective Date: 06/27/2025

Listing Price: \$195,000

List Price/SqFt: \$125

Original List Price: \$200,000

Price:

Prospect Exempt: No
Stipulation of Sale: Standard
Agreement Service: Full Service
Agreement Type: Exclusive Right To Sell
EMD Trust Account: No

Start Showing Date: 07/12/2025
Continue Showing: Pending with Showings
Status Change Date: 09/09/2025
Proposed Closing Date: 10/08/2025
Under Contract Date: 09/08/2025
Closing: Due Diligence Date: 09/26/2025

	Name	Office	Primary	Other Office	E-mail	Other Email
Listing Member:	Deborah Setzer 297604	Listing Office: Touchdown Realty Co C31078	252-902-6742	252-999-0585	Debby@TouchdownRealtyco.com	
Selling Member:	Deborah Setzer	Selling Office: Touchdown Realty Co C31078	252-902-6742	252-999-0585	Debby@TouchdownRealtyco.com	

Confidential - May Only Be Distributed To MLS Participants

Information is deemed to be reliable, but is not guaranteed. Data may have come from public tax records. © 2025 MLS and FBS. Prepared by Chris Peele on Wednesday, September 24, 2025 3:00 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

100461258 Residential 4448 Nc 903 , Winterville, NC 28590 Lot # 4 Closed Sold Price: \$183,000

Listing Office: Berkshire Hathaway HomeServices Prime Properties



Sub-Type: Manufactured Home # Baths - Full: 2
 County: Pitt # Baths - Half: 0
 Location Type: Mainland # Baths - Total: 2
 Subdivision: Not In Subdivision # Bedrooms: 3
 Secondary # Rooms: 6
 Subdivision: N/A Master Bedroom Level: Primary Living Area
 City Limits: No SqFt - Heated (Primary): 1,296
 Marketing City: Winterville Stories: 1
 Elem. School: Ayden Elementary Waterfront: No
 School Ayden Middle School New Construction: No
 Middle School: Ayden-Grifton High HOA: No
 High School: School Sign on Property: Yes
 Year Built: 1989 Recording Device: No
 Zoning: RR
 Lot Acres: 0.62
 Lot Dim: 100x250x100x250

Appliances/Equip: Built-In Microwave; Dishwasher; Dryer; Electric Oven; Refrigerator; Vented Exhaust Fan; Washer
 Construction: Steel Frame
 Cooling: Central Air
 Dining Room Type: Combination
 Exterior Finish: Vinyl Siding
 Other Structures: Workshop
 Foundation: Brick/Mortar
 Exterior Features: Storm Doors
 Terms: Cash; Conventional; FHA
 Rental Information:
 Fuel Tank: Above or Below Ground: Above Ground;
 Fuel Type: Propane; Owned or Leased: Leased
 Trash Collection: None Available
 Structure Type:
 Unit Type: 3 Bedroom

Flooring: Carpet; Vinyl
 Fencing: None
 Fuel Tank Ownership: Leased
 Fireplace: None
 Interior Features: Blinds/Shades; Ceiling Fan(s); Master Downstairs; Pantry; Walk-In Closet(s)
 Green Bldg Features: Prog Thermostats
 Garage & Parking: Attached Garage Spaces: 0; Detached Garage Spaces: 0; Total # Garage Spaces: 0; Attached Carport Spaces: 2; Total Carport Spaces: 2; Driveway Spaces: 2; Other - See Remarks: Cement pad
 HOA and Neigh Amenities: No Amenities
 Heated SqFt: 1200 - 1399
 Total SqFt - Heated (Primary + Separate): 1,296
 Heating: Gas Pack
 Heating System Fuel Source: Propane
 Lot Features: Open Lot
 Laundry Features: Hookup - Dryer; Hookup - Washer; Laundry Room
 Manufactured Type: Double Wide

Patio and Porch Features: Patio
 Parking Features: Additional Parking; Concrete
 Possession: At Closing
 Roof: Architectural Shingle; Shingle
 Road Type/Frontage: Paved; Public (City/Cty/St)
 Showing Instructions: Appt Required; Lockbox
 Stories/Levels: One
 VIN #: VIN #1: MHG 3057A & B; VIN #2: MHG 3057A & B
 Electric Provider: Greenville Utilities
 Water Heater: Electric
 Utilities: Water Available
 Sewer: Septic Tank
 Water Source: Community Water
 Water Provider: Bell Arthur Water Corp

Tax Assessed Value: \$114,469
 Cobra Zone: No
 Deed Book: 4439
 Deed Page: 9295

Plat Book: 37
 PID: 4653489626
 Tax Identifier: 048339

Plat Page: 93
 Total Real Estate Property Taxes: \$943.86
 Special Assessments: None
 Tax Year: 2023
 Lot #: 4

Marketing/Public Remarks: This charming Double Wide is nestled on over 1/2 acre in the country; yet close enough to city conveniences. This home boasts low maintenance vinyl siding and durable architectural shingles. Not only does it include a double attached carport with a spacious storage room; but offers extra parking with an additional cement pad. As you step into the expansive living/dining area, the natural light creates a warm and inviting atmosphere. If you like listening to music, there is a built-in stereo system which provides a high quality sound throughout the home, making it ideal for gatherings or just chilling in solitude. The kitchen flaunts plenty of cabinet space, along with a stylish and functional eating bar. It's perfect for casual meals or quick bites. (All appliances convey including Whirlpool refrigerator, washer and dryer). This home features a split bedroom plan with WIC in each bedroom. The flooring in the master bath, laundry room, and kitchen were updated in 2019. In the backyard there are several wired buildings providing endless possibilities for storage. The 10 x 12 features a well constructed work bench providing an adequate work space. A lean-to has been added to the 8 x 10 building giving additional coverage for outdoor equipment. When you're ready to relax a lovely patio awaits you, offering the perfect spot to unwind. Surrounded by beautiful fields and trees, this outdoor space provides a picturesque setting. Best of all, there are No city taxes, No HOA, and no covenants. Don't miss out on this opportunity of making this your forever home.

Agent Remarks: Earnest money to be held by closing attorney.

Legal: See attached deed

Showing Instructions: Please turn off lights, lock doors, return key to lockbox and provide feedback.

Lockbox on Property: Yes Type of Lockbox: Private Where Located?: Railing by back door Sign on Property: Yes

Directions to Property: From Hwy 11, take 903 S. Continue on 903 S. past Bethany Church. After passing church, home will be the 5th home on the right.

Appointment Contact Name: Showing Time Appt. Center Phone: 800-746-9464

Days on Market: 94

Cumulative 94

DOM:

Owner: Lucas Vickers and Byron Van Gumster

Broker Owner: No

Seller Rep.: Has owned the property for at least one year

Effective Date: 08/16/2024

Listing Price: \$185,000

List Price/SqFt: \$142.75

Original List Price: \$185,000

Price:

SP/LP%: 98.92%

Prospect Exempt: Yes

Stipulation of Sale: Standard

Agreement Service: Full Service

Agreement Type: Exclusive Right To Sell

Buyer Financing: Conventional

EMD Trust Account: No

Sold Date: 02/03/2025

Sold Price: \$183,000

Sold \$141.2

Price/SqFt:

Status 02/04/2025

Change Date:

Proposed 12/30/2024

Closing Date:

Under 11/25/2024

Contract Date:

DUC: 70

Closing: Due Diligence Date: 12/13/2024; Seller Concession Amount: 1,500; Seller Concessions Y/N: Yes

	Name	Office	Primary	Other Office	E-mail	Other Email
Listing Member:	MARTIE GOODALL 212035	Listing Office: Berkshire Hathaway HomeServices Prime Properties C10003	252-717-2163	252-321-1990	itsallgoodwithmsg@gmail.com	
Selling Member:	Janette Hernandez	Selling Office: Southern Heritage Realty LLC C30402	910-592-6300	910-592-6300	hernandez1janette@gmail.com	