

1006 Badham Road  
Edenton, NC 27932

Auction Date: April 11th, 2026

Auction Location: Corner Market Auctions  
1314 US-17, Elizabeth City, NC 27909



Presented and Marketed By:



**LIMEROCK**  
R E A L T Y

NCRE Firm: C26198



NCALB Firm: 9547



## Chowan County, NC

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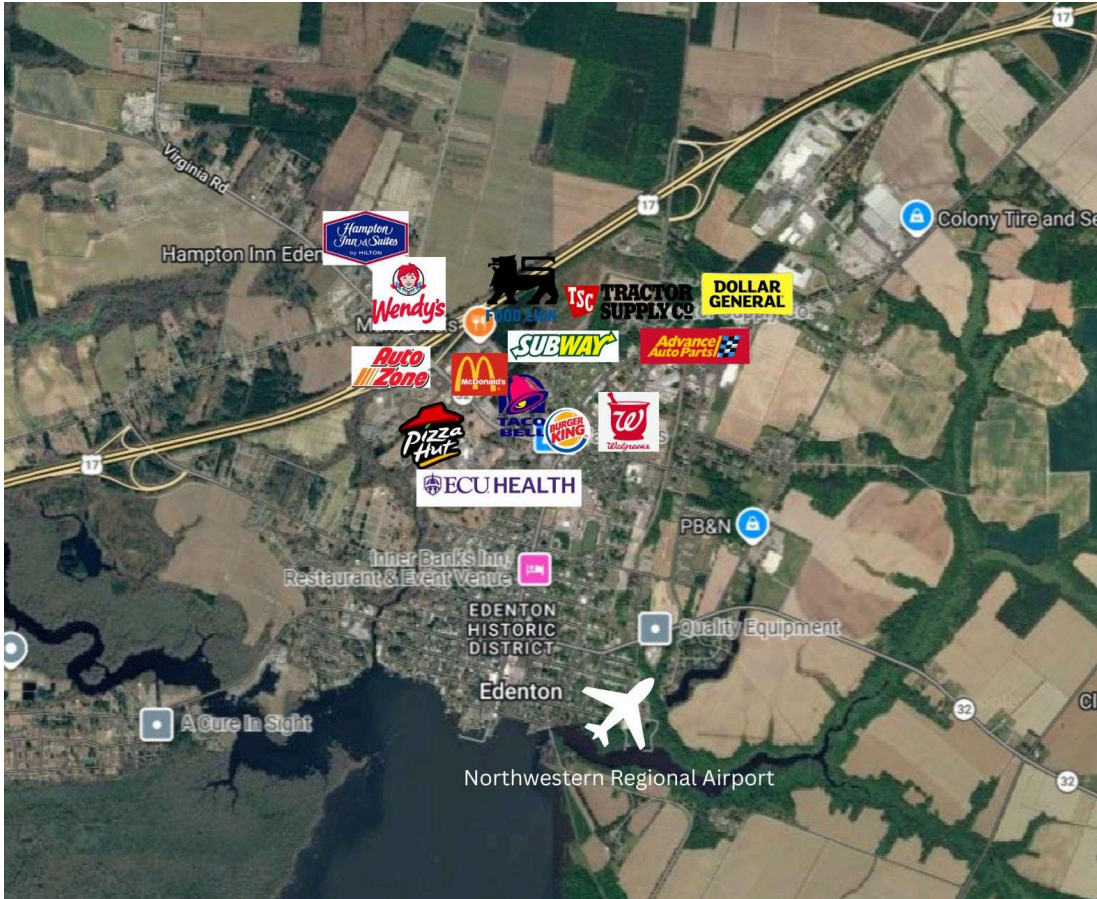


Chowan County Mapping  
 Po Box 1030  
 Edenton, NC 27932  
 252-482-8486

Date Printed: 3/25/2026

FN:	780516847354
OWNER1:	BOHANNON, BLAKE
OWNER2:	
SITUS_ADDR:	1006 BADHAM RD
ACRES:	0.284
SALE_PRICE:	19000
SALE_DT:	20251105
DEED_BK_PG:	600/296
PROP_DESC:	LOT 204, EDEN HEIGHTS
TWP_NAME:	EDENTON
TAXCD:	001 C01
ZONING_CDE:	IW
PLATBOOK:	DB1-2
PLATPAGE:	00565
PLATDATE:	9/11/1905 12:00:00 AM

BOHANNON, BLAKE										Parcel ID: 780516847354									
1006 BADHAM RD 53041										PLAT: DB 1-2/00565 UNIQ ID SPLIT FROM ID									
COUNTY (100), EDENTON (100)										** REVIEW SKETCH ** ID NO:									
Reval Year: 2026 Tax Year: 2026 Appraised By MC on 03/21/2022 01060 Cabarrus Street 1069										CARD NO. 1 of 1 0.2840 AC TW-01 C1-01 FR-									
SRC= Estimated										LAST ACTION 20260323									
USE	USE DESCRIPTION	MOD	MODEL DESCRIPTION	STYLE	TOTAL LIVING AREA	AYB	EYB	CORRELATION OF VALUE											
01	SINGLE FAMILY RESIDENTIAL	01	SINGLE FAMILY HOME	01	- 1.0 Story	1,467	1930	1930	CREDENCE TO MARKET										
								DEPR. BUILDING VALUE - CARD				5,750							
								DEPR. OB/XF VALUE - CARD				10,400							
								MARKET LAND VALUE - CARD				16,150							
								TOTAL MARKET VALUE - CARD				16,150							
								TOTAL APPRAISED VALUE - CARD				16,150							
								TOTAL APPRAISED VALUE - PARCEL				16,150							
								TOTAL PRESENT USE VALUE - LAND				0							
								TOTAL VALUE DEFERRED - PARCEL				0							
								TOTAL TAXABLE VALUE - PARCEL \$				16,150							
CATEGORY		CODE	DESCRIPTION	BASE RATE	COUNT	RATE		PRIOR APPRAISAL PERMIT											
Bathrooms					1,000	4500.00		BUILDING VALUE 1,886 CODE DATE INQ. I											
Bedrooms					3,000			OBXF VALUE 0											
Foundation		2	Piers					LAND VALUE 10,508											
Sub Floor System		5	Wood					PRESENT USE VALUE 0											
Exterior Walls		10	Aluminum/Vinyl Siding			0.00		DEFERRED VALUE 0 ROUT: 190.000WTRSHD:											
Roofing Structure		03	Gable					TOTAL VALUE 12,394											
Roofing Cover		12	Metal					SALES DATA											
Interior Wall Construction		5	Drywall/Sheetrock			0.00		OFF. RECORD DATE DEED INDICATE											
Interior Floor Cover		09	Pine or Soft Woods			-3.75		BOOK PAGE MO YR TYPE O/U V/I SALES PRICE											
Heating Fuel		01	None			0.00		600 298 11 2025 COMR/ P 1 19,000											
Heating Type		01	None			0.00		HEATED AREA 1,024											
Air Conditioning Type		01	None			0.00		NOTES											
ATTACHMENTS										DEPRECIATION NB FACTOR									
TYPE	GS AREA	BASE RATE	SIZE FACTOR	RPL CS	EOPS 0.50000		NORM 0.94000		0.96000										
BAS	1,024	147.75	1.1900	185397															
REP	443	48.55	0.9800	21078															
FIREPLA 3 - 1 Story																			
CE Single										3,700									
BUILDING ADJUSTMENTS																			
GRADE C-																			
CODE	QUALTY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE			
TOTAL OB/XF VALUE																			
BLDG DIMENSIONS BAS=E33N24W2N8W29S8W2S24Area:1024;REP=N8W30S8E30Area:240;REP=N7E29S7W29Area:203;TotalArea:1467																			
LAND INFORMATION																			
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES		
Building Site	14	IW				0	0.4700	+00 +00 +00 +00 -60 underv. shape		78,000.00	0.284	AC	0.900	36,616.20	10399				
TOTAL MARKET LAND DATA																			
TOTAL PRESENT USE DATA																			
780516847354																			
3/25/2026 7:52:02 AM																			



**ECU Health - Chowan Hospital** - 0.8 Miles  
**Northwestern Regional Airport** - 6.1 Miles  
**Food Lion** - 0.9 Miles  
**Waterfront Marina (Downtown Edenton)** - 1.4 Miles  
**The Peanut Factory** - 0.1 Miles

### Edenton Financial Institutions:

Truist Bank  
Southern Bank  
PNC Bank  
State Employee's Credit Union  
Atlantic Union Bank

### Zoning Information:

Town of Edenton 9-2 Unified Development Ordinance  
<https://www.townofedenton.com/media/2181>

Section 9.3 Industrial Districts Established. The IW District is established as a district in which to allow primarily light manufacturing, assembly, research, warehousing, and intensive commercial uses. The regulations of this district are intended to (i) encourage light manufacturing and intensive commercial uses as well as accessory land uses incidental to and in support of manufacturing uses; (ii) exclude heavy industry, major retail, and residences as acceptable land uses; and (iii) preserve locations that are best suited for industrial development. Land uses in the IW District are limited to those determined to be compatible with the character of the community. Uses permitted in the IW Districts are restricted to the SIC code-designated uses delineated in Section 10.1.

Article 10: PERMITTED USES + Edenton UD Tabel for Permitted Uses  
<https://www.townofedenton.com/media/2171>

The real property 1006 Badham Road in Edenton, NC will be offered at public auction with live, on-site bidding at Corner Market Auction House: **1314 US-17, Elizabeth City, NC 27909 on Saturday, April 11th**. All improvements—including buildings, sheds, and other structures—will convey with the property.

The property will be conveyed by Warranty Deed, subject to any and all easements, covenants, agreements, restrictions, reservations, and rights of record that may affect the property. The property, together with any improvements, is being sold **AS IS, WHERE IS, WITH ALL FAULTS**, including any existing conditions, defects, or deficiencies. The buyer agrees to accept the property in its current condition. Prospective buyers are encouraged to conduct a visual inspection of the property, as permitted by law, and to obtain an independent title search at their own expense prior to bidding, in order to determine the suitability of the property for their intended use.

The Property is offered for sale by auction and may be subject to a reserve price. The reserve price is the minimum price at which the Seller is willing to sell the Property. The Seller expressly reserves the right, at their sole discretion, to accept or reject any bid that does not meet or exceed the reserve price. In the event that the highest bid received at auction is below the reserve price, the Seller shall not be obligated to complete the sale of the Property. The reserve price may be undisclosed unless otherwise stated in the auction terms and conditions. The Seller reserves the right to consider and/or accept an offer prior to auction sale date.

No representations or warranties, express or implied, are made by the seller or the seller's agents regarding the property. Any descriptions of the property and its improvements are believed to be accurate but are not guaranteed.

Prospective buyers are strongly encouraged to conduct their own inspections and complete all due diligence prior to bidding at the auction.

A deposit equal to thirteen percent (13%) of the purchase price is required from the high bidder immediately following the auction. If paying with cash, cashier's check, wire, or by personal or business check accompanied by a bank letter guaranteeing funds, deposit amount is discounted to ten percent (10%) of the purchase price.

This sale is not contingent upon financing. Failure to close for any reason whatsoever will result in forfeiture of the deposit, with no exceptions.

The highest bidder will be required to execute a Real Property Auction Purchase and Sale Agreement on-site and submit the required deposit at that time.

Closing shall occur within twenty-one (21) days following sale, and time is of the essence.

All buyer-related closing costs—including, but not limited to, appraisals, surveys, loan application fees, inspections, title searches, and title insurance—shall be the responsibility of the buyer. The seller will not pay any of the buyer's closing costs.

The seller will pay for preparation of the deed and any applicable deed stamps. Recording fees shall be paid by the buyer. Real estate taxes will be prorated as of the closing date.

All interested parties must register with and be approved by the Auctioneer prior to bidding. Registration and bidding are free of charge and may be completed onsite, on the day of the auction. Prospective bidders who are unable to attend in person should contact Corner Market Auctions at (252) 216-9377 for assistance with bidding arrangements.

Corner Market Auctions Firm 9547, Paul Spencer Andrus 9516, Melyssa Durren Andrus 9522

Lime Rock Realty C26198, Maggie Bohannon 293272