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MOTIVATED SELLERS--FACT SHEET—BEST OFFER

PROPERTY DESCRIPTION: AGRICULTURE-GOLF COURSE (1MI)-
DEVELOPMENT-ESTATES-MINI ESTATES-HUNTERS PARADISE!!!

BUILDING DESCRIPTION: N/A

LAND: 81.69 Acres

PRICE: \$650,000 (Reduced)

CERTIFICATIONS: SOIL SCIENTIST INSPECTION

LEASE TERM: N/A

PROPERTY LOCATION: 1795 Hwy 102, Ayden, NC

LEASE RATE: N/A

UPFIT ALLOWANCE: N/A

ZONING: RA

ROAD FRONTAGE: 366 ft on Hwy 102

UTILITIES: Water & Electric

COMMENTS: Property located in the residential growth area of Ayden, NC near the Ayden Country Club. Ideal for high end mini-estates for residential development with appeal for horses, cattle and hunting!!!!

**RON HARRELL & ASSOCIATES****COMMERCIAL REAL ESTATE SERVICES****Phone: 252-413-0800 CELL: 252-916-2497****rharrell50@aol.com****PREPARED FOR: Gibson-Heath Fact Sheet****5/30/2025****PROPERTIES**

#	PARCEL #	ADDRESS	SALE DATE	NUMBER OF ACREAGE	TAX VALUE	PRICE PER ACRE	PRICE
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I. SUBJECT

1	5893	1795 NC 102 R, Ayden, NC 28513		81.69	\$212,755.00	\$2,604.42	
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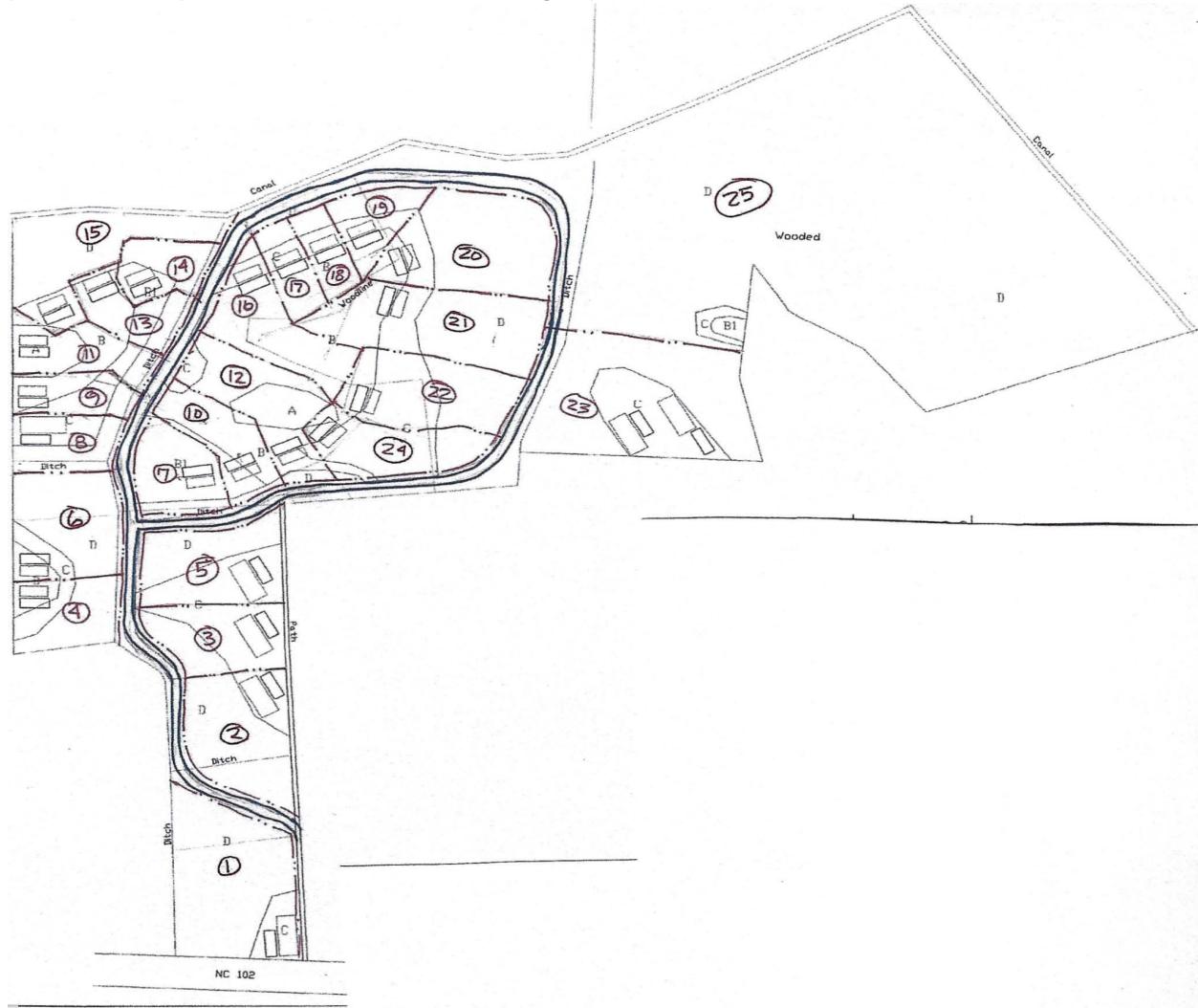
II. Breakdown

Cultivated Crops	41.66	\$0.0
Woody Wetlands	29.78	\$0.0
Mixed Forest	9.68	\$0.0
Misc.	0.57	\$0.0

II. COMP

Ron Harrell, Broker 252-413-0800 or Cell 252-916-2497

Disclaimer: Aston Soil Works, Inc facilitated the initial report of soil conditions only. The attached drawing is by author and publisher specifically disclaim any liability resulting from the use or application of the information contained in this correspondence, and the information is not intended to serve as legal or financial advice related to individual situations. The author highly recommends you consult with your advisors, including your attorney, accountant, appraisers, surveyors and engineers about any plans you may have or are considering and that you get their professional opinion and advice before taking any action.





Pitt County Government

Greenville, North Carolina

www.pittcountync.gov



Parcel #:	5893	Building #/Unit:	1	Scale: 1:8,403
Physical Address:	1795 NC 102 E	Total Current Market Value:	212755	1 inch = 701 feet
Owner(s):	GBIBSON, EMMITT EDISON ETALS	Total 2023 Market Value:	212755	
Mail Address:	4250 JUANITA AV	Market Value:	156928	
City/State/Zip:	AYDEN NC 28513	Map Book:	521	
NC PIN:	4683728122	Deed/Doc. Date:	06/01/1975	
Section/Phase:		Deed/Off/Document:	0	
Prior Legal Description:	NC 102	Sale/Price:		
Block/Lot:		Building Type/Use:		
Tract:		Number of Buildings:	0	
		Neighborhood:	000501	
		Elementary School:	Ayden ES	
		Middle School:	Ayden MS	
		High School:	Ayden-Grafton HS	
		Extra Features Value:	0	
				Map Produced: April 30, 2024
				Disclaimer: This tax record is prepared for the inventory of real property within Pitt County and is compiled from recorded deeds, plats, tax maps, and other public records. Users of this data are hereby notified that the aforementioned public primary information sources should be consulted for verification. Pitt County assumes no legal responsibility for the information contained herein.
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Emitte Gibson 1795 NC 102 E Ayden, NC Parcel #05893
 Pitt County, North Carolina, AC +/-



Emitte Gibson 1795 NC 102 E Ayden, NC Parcel #05893
Pitt County, North Carolina, AC +/-



|  Boundary 81.47 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Bb	Bibb complex	23.61	28.97	0	53	5w
Ra	Rains fine sandy loam, 0 to 2 percent slopes, Atlantic Coast Flatwoods	22.76	27.93	0	68	4w
GoB	Goldsboro sandy loam, 1 to 6 percent slopes	13.06	16.03	0	77	2e
GoA	Goldsboro sandy loam, 0 to 1 percent slopes	6.17	7.57	0	78	2w
Ly	Lynchburg fine sandy loam, 0 to 2 percent slopes, Atlantic Coast Flatwoods	5.66	6.95	0	41	2w
WaB	Wagram loamy sand, 0 to 6 percent slopes	4.94	6.06	0	49	2s
NrB2	Norfolk sandy loam, 1 to 6 percent slopes, eroded	4.56	5.6	0	70	2e
Bd	Bladen fine sandy loam	0.46	0.56	0	69	6w
Le	Leaf silt loam	0.14	0.17	0	62	4w
Os	Osier loamy sand, loamy substratum (Plummer)	0.1	0.12	0	25	4w
ExA	Exum fine sandy loam, 0 to 1 percent slopes	0.01	0.01	0	82	2w
TOTALS		81.47(*)	100%	-	62.87	3.46

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.