

218 Hawks Trail, Mocksville, North Carolina 27028

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List \$: **\$119,000**MLS#: **4153719**Category: **Lots/Acres/Farms**County: **Davie**Status: **ACT**Parcel ID: **13-010-A0-003**Acres: **7.62**Legal Desc: **LOT 3 HAWKS LANDING**City Tax Pd To: **No City Taxes Paid**Tax Val: **\$51,380**Subdivision: **Hawks Landing**Zoning: **R-A**Deed Ref: **759-417**OSN: **Canopy MLS**

General Information

Type: **Lot**

Can Divide?:

\$/Acres: **\$15,616.80**

Levels:

School Information

Elem: **William R. Davie**Middle: **North Davie**High: **Davie**

Land Information

Apprx Acres: **7.62**

Acres Cleard:

Acres Wood:

Min SF to Bld: **2,200**

Prop Found:

Rd Frontage: **Private Road**Lot Desc: **Runway Lot, Sloped, Wooded**Restrictions: **Manufactured Home Not Allowed, Modular Not Allowed**

Utility/Plan Information

Sewer: **Septic Needed**Water: **Well Needed**Dwellings: **No**

Beds Septic:

Additional Information

Prop Finance: **Cash, Conventional**Ownership: **Seller owned for at least one year**Spcl Cond: **None**Rd Respos: **Other - See Remarks**Lease Considered: **No**

Features

Lot Description: **Runway Lot, Sloped, Wooded**

Waterbody Nm:

Fixtures Exclsn: **No**

Exterior Cover:

Road Surface: **Gravel**

Roof:

Suitable Use: **Residential**Utilities: **Underground Power Lines**Comm Feat: **Airport/Runway**Lake/Wtr Amen: **None**

Basement Dtls:

Road Frontage: **Private Road**

Patio/Porch:

Other Structure: **None**

Fire Sprinkler:

Association Information

Subject to HOA: **None**

HOA Mangemnt:

Spc Assess Cnfrm: **No**Subj to CCRs: **Yes**

HOA Phone:

HOA Subj Dues: **No**Assoc Fee: **\$0**

Public Remarks

Attention Aviator Buyers. 7.62 Acre Airpark Lot For Sale. As near as you can get to owning your own private runway and still have help with the maintenance of the runway. 2,000' Grass Runway in a small airpark community with only seven

lots. This community is Limited to 7 lots in the Use Permit so there will never be more lots in this airpark. The minimum size house allowed in the CCRS is 2,200 sq ft. The hangar can be any size. The hangar cannot be built without building a house. Hangar & house can be under one roof or detached. Restrictive covenants protect your investment in a nice hangar home. There are NO HOA or NO HOA dues because there are no common areas. Owners are expected to help maintaining the community. Call or email today to schedule a visit to see this mostly wooded lot with a building area near the runway. A house with a walkout basement would work very well on this lot.

Agent Remarks


Lot lines are at the center of the runway. See plat in attachments. this lot will convey with a Septic permit for up to a 4 bedroom house. Research has not revealed any indication of a previous septic system on this lot. If one is found it is not the liability of the owner or his agent. This lot conveys with an active septic improvement permit.

Showing Instructions/Directions

Call Listing Agent

From I-40 between Winston Salem and Statesville NC, exit at Exit 168 and head south on Hwy 65, turn right onto Greenhill Rd, Turn right on McAllister Rd, then turn right onto Hawks Trail. Look for the sign on right.

List Agent/Office Information

DOM: 59	CDOM: 343	Expire Dt: 07/25/2025
Mkt Dt: 06/21/2024		DDP-End Dt:
Agent/Own: No		List Agreemnt: Exclusive Right To Sell
For Appt Call: 704-798-5214		Agent Phone: 704-798-5214
List Agent: Geneva Allen (56468) 		Office Phone: 704-278-4352
List Office: Allen & Allen, Inc. (4905)		
Seller Name: Murdock		Full Service: Full Service
Web URL: www.carolinaairparks.com		

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