



1722427      **Active**      **Land**      LP: \$ 1,  
 Special Conc  
[680 PERSIMMON Road](#)      Lot #: A and  
 City: Calabash      Zip: 28467      Area/Sub: 399/N/A  
 Media: 12      VT: No      Type: Undeveloped      Rd Frontage  
 Subdivision: A Place at the Beach      Nbrhd:  
 Seller's Name: HEDGPETH      SP:      Sc

**School Information**

Elementary 1: None      Elementary 2: None  
 Middle 1: None      Middle 2:  
 High 1: None      High 2:

Directions: HWY 17 FROM MYRTLE BEACH OR WILMINGTON TO CALABASH TO PER WHICH IS JUST MINUTES TO GOLF, WATERFRONT AND GREATEST SEAFOOD ON EAST COAST. YEP JUST A 5 MINUTE WALK !!!

Remarks: DIAMOND IN THE ROUGH .ABSOLUTE GREAT INVESTMENT FOR RETIREMENT PROJECT !CALABASH HAS IT ALL - GOLF COURSES ,BOATING HWY 17 COASTAL ACCESS,LOCATED BETWEEN WILMINGTON AND MYRTLE BEACH.ENGINEERING UNDER V

**General Information**

Appx Acres: 22.000      Wooded Acres: 22.000      Cleared Acres:      Price per Acre:  
 Annual Farm Inc:      Farm Comments: EXCELLENT RETIREMENT LAND  
 Perk Test: N      Perk Test Date:      Beds Yielded:      Water/Sewer Fee:  
 Deed Restrictions: N      Lot Dimensions: rectangle  
 RES COV: TO BE ESTABLISHED

**Financing and Taxes**

Tax Value: \$756,550      Tax Rate: 1.3500      TM/BK/PAR/LT or Deed Page: DB 2680 PG 1377  
 Zoning: R-6      Tot HOA Dues:      Pin #:  
 Legal Desc: HEDGPETH LAND      In City: Yes  
 Financial Comments:

**Features**

**Property Type:** Undeveloped      **Primary Type:**  
**Location:** General Business Dis      **Best Use:** Res. Multi Family, Resort, See Remarks  
**Sales Options:** Divide, Exchange, Other      **Miscellaneous:** Bus Line, Rec. Facil Near  
**Utilities:** Elec/Site, See Remarks      **Topography:** Level  
    **Building:**  
**Documents Available:**  
    **Road Type:** Public Maint  
    **Easements:**  
    **Restrictions:**  
**Road Frontage Description:** Street Paved      **Sewer/Septic:** Public Sewer  
**Farm Use:**      **Improvements:** Other  
**Vegetation:** Hardwoods      **Farm:**  
**Water Supply:** City On Site      **Lot Description:**  
**RR/Ariport:**  
**Equipment/Prod:**

**Showing Instructions**

**Show Instruct:** Vacant  
**List Agent:** R12594/ Bob Atkinson  
**List Office:** 3122/ Atkinson Properties Group  
**Co List Agent:**  
**Comm to Buy Agt:**  
**List Type:** ER-Exclusive Right

**Agent Phone:**  
**Office Phone:** 919-362-6999  
**CoList Agent Ph:**  
**Comm to Sub Agt:**  
**Possession:** NEG

**Agent Appt Ph:** 919-3  
**CoList Appt Ph:**  
**LADOM:** 0      CD  
**PE:** No