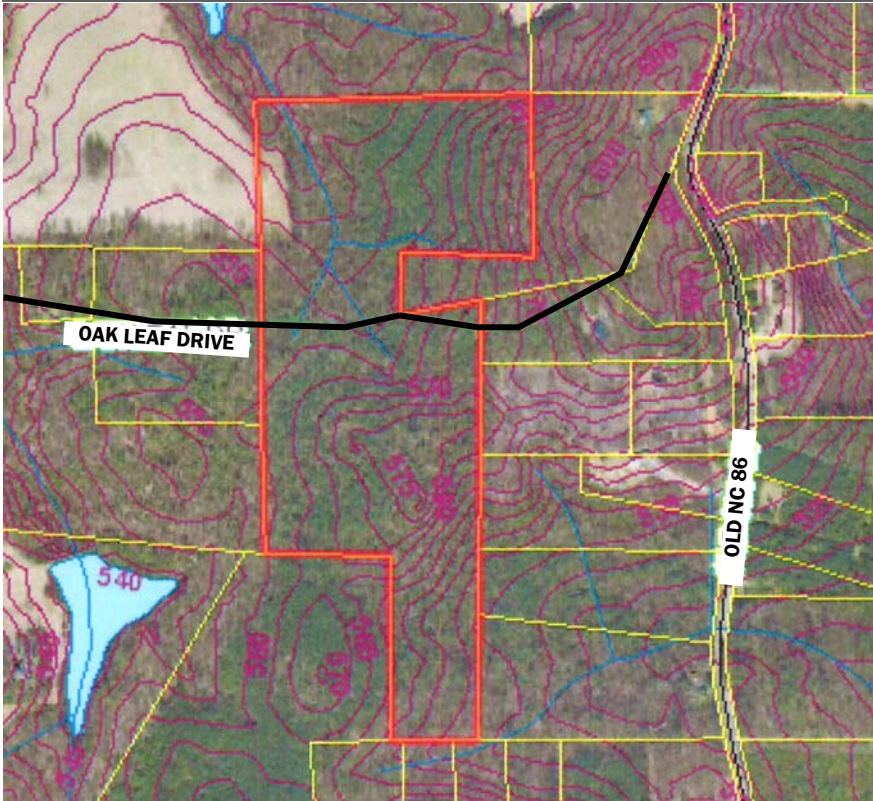


# Pickett-Sprouse

REAL ESTATE

# 919.493.0395

PICKETT-SPROUSE.COM



+49 ACRES

## LAND FOR SALE

OAK LEAF DR / OLD NC 86  
CHAPEL HILL, NC

Size: 49.04 acres

### Description:

Located in the rural buffer, wooded, ridge-top homesite with mixture of hardwoods and pines. Rolling topography with several steep slopes and creek headwaters.

### Access:

Oak Leaf Drive is a 60 foot ROW private gravel road off Old NC 86, north of Chapel Hill.

### Legal Description:

PB 1555 page 434  
PB 563 page 689  
PB 83 page 123 (access)  
Orange Co PIN 9861-75-5602

### Directions:

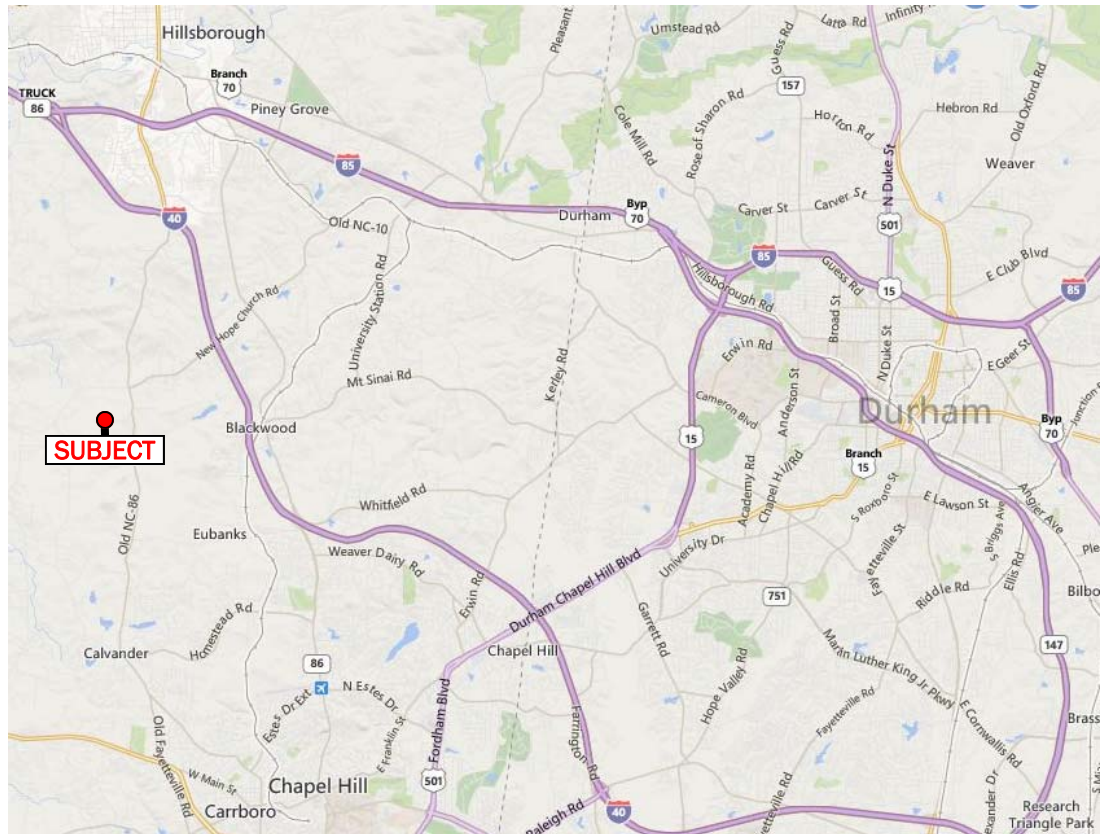
From I-40, exit New Hope Church Rd, turn west. At four-way stop, left (south) onto Old NC 86. Oak Leaf Dr is 1 mile on right (west) providing property access.

Price: \$390,000

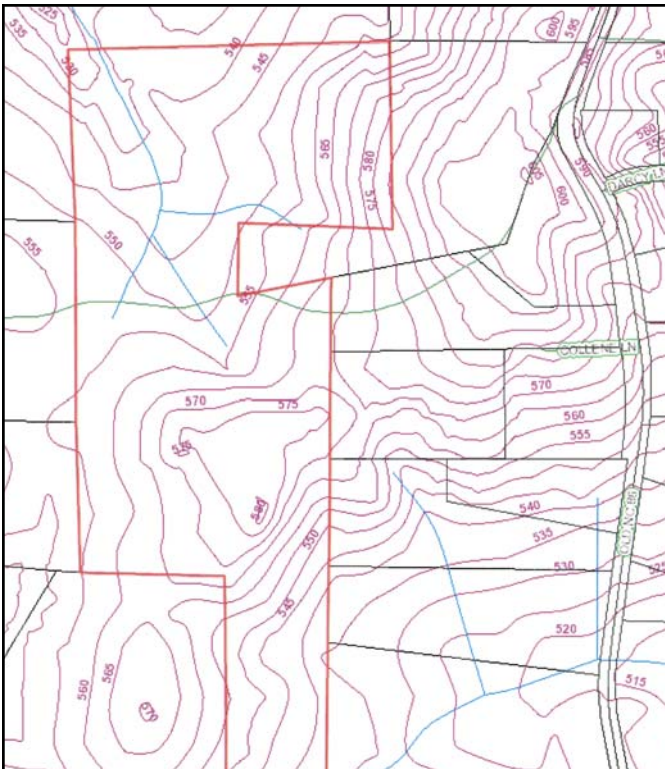
**Mark O'Neal**

marko@pickett-sprouse.com

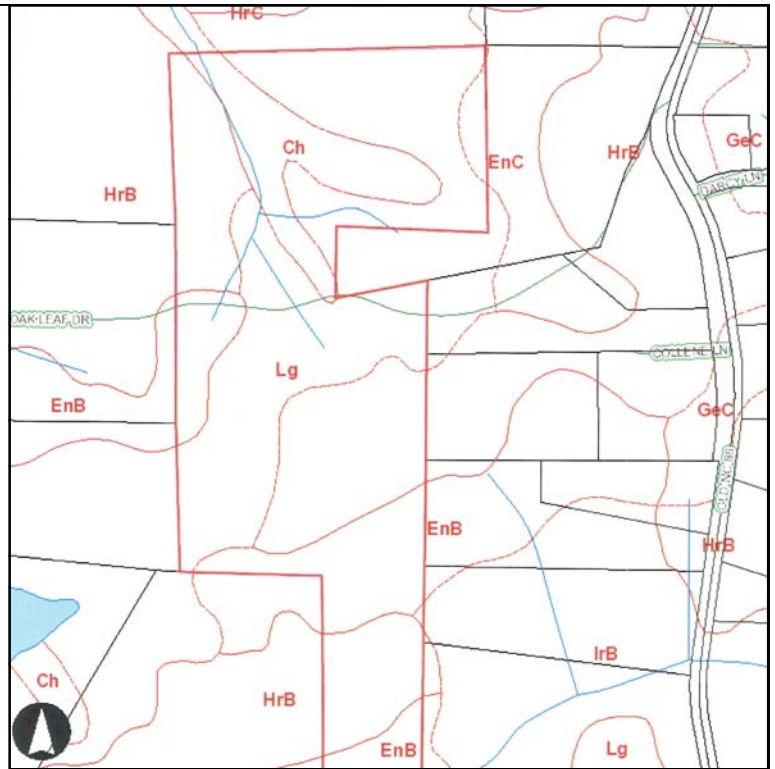
**(919)493-0395**



INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE.  
3805-A UNIVERSITY DR. • PO BOX 52118 • DURHAM, NC 27717 • 919.493.0395 • 919.493.1523 (FAX) • WWW.PICKETT-SPROUSE.COM



Topographical Map



Soils Map

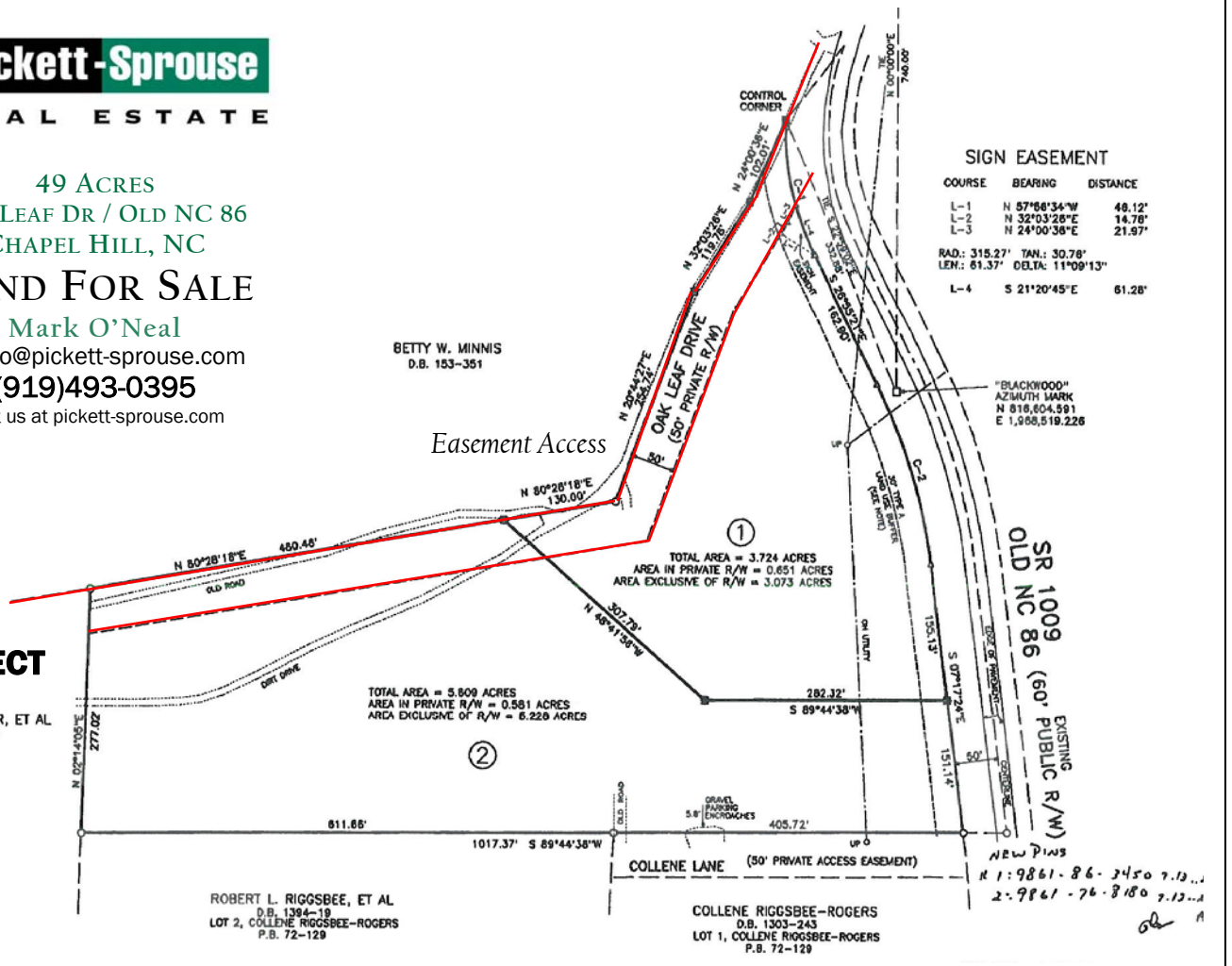
**Pickett-Sprouse**

REAL ESTATE

49 ACRES  
OAK LEAF DR / OLD NC 86  
CHAPEL HILL, NC

LAND FOR SALE

Mark O'Neal  
marko@pickett-sprouse.com  
(919)493-0395  
Visit us at pickett-sprouse.com



**SUBJECT**

I. GRAY McALLISTER, ET AL  
D.B. 583-689

ROBERT L. RIGGSBEE, ET AL  
D.B. 1394-19  
LOT 2, COLLENE RIGGSBEE-ROGERS  
P.B. 72-129

COLLENE RIGGSBEE-ROGERS  
D.B. 1303-243  
LOT 1, COLLENE RIGGSBEE-ROGERS  
P.B. 72-129