

NEW



Private Country Club Lot Liquidation

3.31 +/- Acres | Lee County, NC | \$300,000



National Land Realty
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Apex, NC 27539
NationalLand.com

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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

National Land Realty is pleased to offer a special builder lot liquidation. For sale is a package of 12 individual builder-grade lots within the (Mallard Cove, Hidden Lake, Golf North, and Woodmere) subdivisions located within the Carolina Trace Country Club. Carolina Trace is a 2,500-acre private resort-style community located in Sanford, NC. Established in the 1970s, this 36-hole lakeside community contains 18 separate subdivisions within a private gated master community. Each subdivision has its distinctive feel and design with an array of community conveniences. Each lot is serviced by the Carolina Trace private water and sewer treatment facility. All lots are subject to independent HOA's, building standards, and minimum requirements. These lots range from .18 - .36 acres with utility stubs located at each lot. Buyers are not required to build immediately. Homes can range from 200k - 1m depending on their location.

ADDRESS

Lot 1-12 Traceway South
Sanford, NC 27332

LOCATION

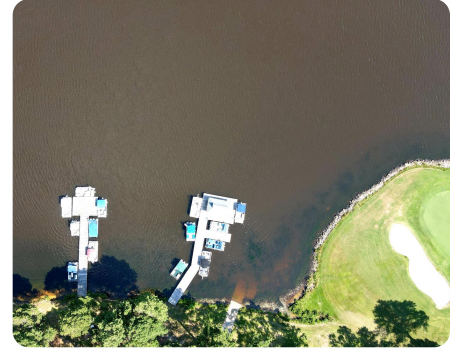
From Apex, take US 1 south to NC 87 in Lee County. Follow NC 87 for 7 miles to Carolina Trace Country Club. Left on Traceway South. Potential buyers will need to check in at the guard gate house.

ACREAGE BREAKDOWN

12 lots ranging from .18 (+/-) - .36 (+/-) acres

TAXES

\$0/year (2022)

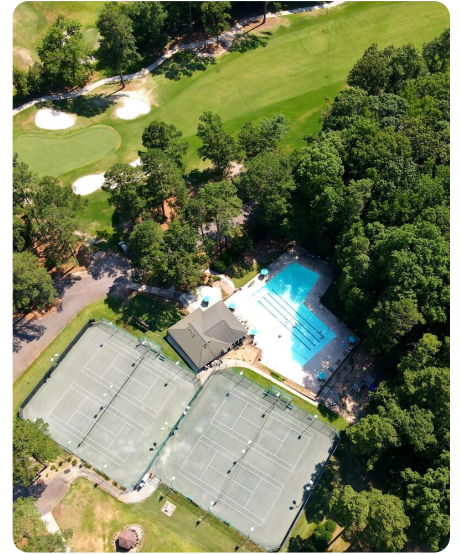


PROPERTY HIGHLIGHTS

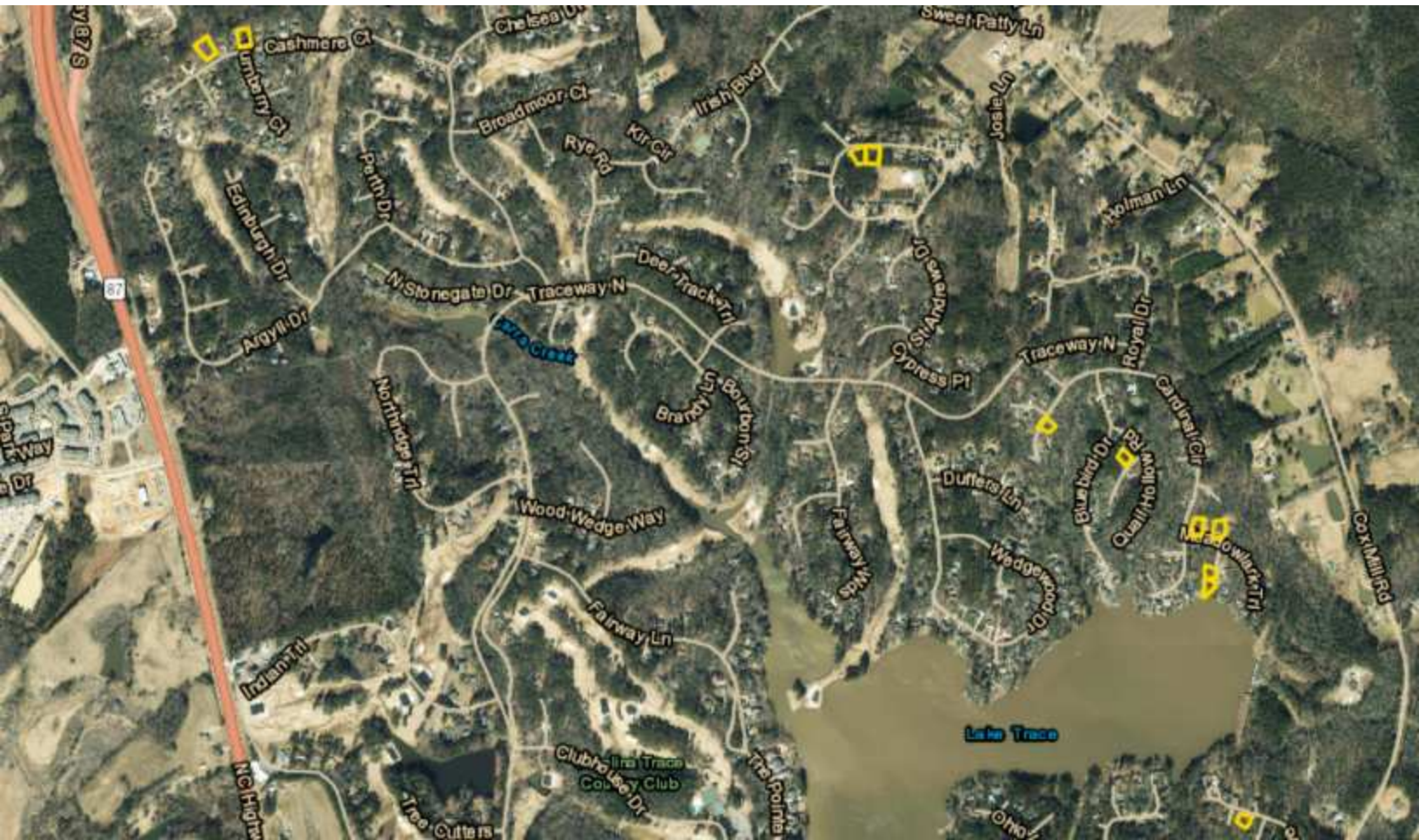
- Located 45 minutes southwest of Raleigh/Durham and less than 30 minutes to Pinehurst.
- Carolina Trace contains a 315-acre lake with boating access, community pools and tennis courts throughout. This semiprivate country club is complete with 36 holes, state of the art fitness center, resort-style pool, dining hall, banquet hall, tennis courts and lake side marina.
- Please contact Membership Director Grant Gilbert at ggilbert@carolinatracecc.com for information on membership options. Potential buyers should conduct their own independent research and review of the HOA's, restrictions, and community standards. Please contact Director Kate Woods at kwoods@carolinatracecc.com for more information.
- All HOA's are current as of 2022. Woodmere II dues \$488, Hidden Lake dues \$390, Mallard Cove dues \$300, Golf North dues \$456. These are all currently paid and may be subject to change next year. The next due date varies Jan-Mar of 2023 according to the subdivision

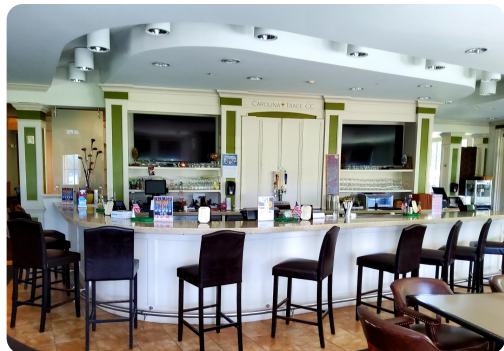
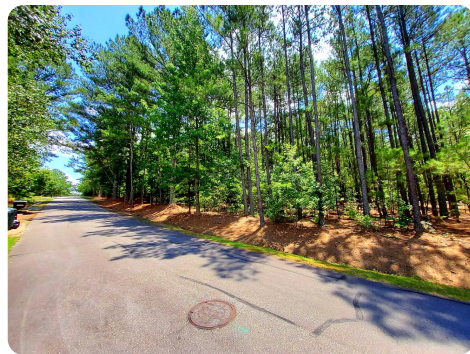
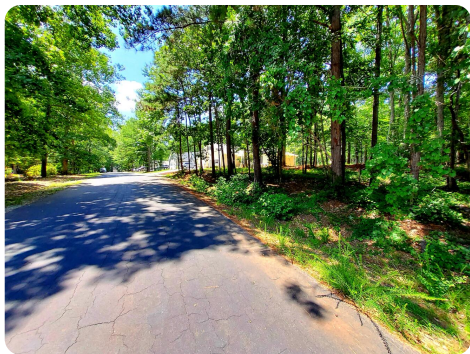
ESTIMATED INCOME

\$0



nationalland.com/listing/private-country-club-lot-liquidation





**NATIONAL
LAND**
REALTY

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NOTES

WORKING WITH REAL ESTATE AGENTS

as a *buyer's agent* without a written agreement. But if you decide to make an offer to purchase a particular property, the agent must obtain a written agency agreement before writing the offer. If you do not sign it, the agent can no longer represent and assist you and is no longer required to keep information about you confidential.

Be sure to read and understand any agency agreement before you sign it. Once you sign it, the agent must give you a copy of it.

Services and Compensation: Whether you have a written or unwritten agreement, a *buyer's agent* will perform a number of services for you. These may include helping you • find a suitable property • arrange financing • learn more about the property and • otherwise promote your best interests. If you have a **written** agency agreement, the agent can also help you prepare and submit a written offer to the seller.

A *buyer's agent* can be compensated in different ways. For example, you can pay the agent out of your own pocket. Or the agent may seek compensation from the seller or listing agent first, but require you to pay if the listing agent refuses. Whatever the case, be sure your compensation arrangement with your *buyer's agent* is spelled out in a buyer agency agreement before you make an offer to purchase property and that you carefully read and understand the compensation provision.

Dual Agent

You may permit an agent or firm to represent you **and** the seller at the same time. This “dual agency relationship” is most likely to happen if you become interested in a property listed with your *buyer's agent* or the agent's firm. If this occurs and you have not already agreed to a dual agency relationship in your (written or oral) buyer agency agreement, your *buyer's agent* will ask you to amend the buyer agency agreement or sign a separate agreement or document permitting him or her to act as agent for both you and the seller. It may be difficult for a *dual agent* to advance the interests of both the buyer and seller. Nevertheless, a *dual agent* must treat buyers and sellers fairly and equally.

Although the *dual agent* owes them the same duties, buyers and sellers can prohibit *dual agents* from divulging **certain** confidential information about them to the other party.

Some firms also offer a form of dual agency called “designated dual agency” where one agent in the firm represents the seller and another agent represents the buyer. This option (when available) may allow each “designated agent” to more fully represent each party.

If you choose the “dual agency” option, remember that since a *dual agent's* loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of • what your relationship is with the *dual agent* and • what the agent will be doing for you in the transaction. This can best be accomplished by putting the agreement in writing at the earliest possible time.



Seller's Agent Working With a Buyer

If the real estate agent or firm that you contact does not offer *buyer agency* or you do not want them to act as your *buyer agent*, you can still work with the firm and its agents. However, they will be acting as the *seller's agent* (or “subagent”). The agent can still help you find and purchase property and provide many of the same services as a *buyer's agent*. The agent must be fair with you and provide you with any “material facts” (such as a leaky roof) about properties.

But remember, the agent represents the seller—not you—and therefore must try to obtain for the seller the best possible price and terms for the seller's property.

Furthermore, a *seller's agent* is required to give the seller any information about you (even personal, financial or confidential information) that would help the seller in the sale of his or her property. Agents must tell you *in writing* if they are *sellers' agents* before you say anything that can help the seller. But **until you are sure that an agent is not a seller's agent, you should avoid saying anything you do not want a seller to know.**

Sellers' agents are compensated by the sellers.

Disclosure of Seller Subagency (Complete, if applicable)

☐ When showing you property and assisting you in the purchase of a property, the above agent and firm will represent the SELLER. For more information, see “Seller's Agent Working with a Buyer” in the brochure. Agent's Initials Acknowledging Disclosure: _____

(Note: This brochure is for informational purposes only and does not constitute a contract for service.)

The North Carolina Real Estate Commission
P.O. Box 17100 • Raleigh, North Carolina 27619-7100
919/875-3700 • Web Site: www.ncrec.gov
REC 3.45 3/1/13

00,000 copies of this public document were printed
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Scan the code above to access the Commission Web site
from your mobile devices.

WORKING WITH
REAL ESTATE AGENTS

When buying or selling real estate, you may find it helpful to have a real estate agent assist you.

Real estate agents can provide many useful services and work with you in different ways. In some real estate transactions, the agents work for the seller. In others, the seller and buyer may each have agents. And sometimes the same agents work for both the buyer and the seller. It is important for you to know whether an agent is representing you as **your** agent or simply assisting you while acting as an agent of the other party.

This brochure addresses the various types of agency relationships that may be available to you.

It should help you decide which relationship you want to have with a real estate agent. It will also give you useful information about the various services real estate agents can provide buyers and sellers, and it will help explain how real estate agents are paid.



SELLERS

Seller’s Agent

If you are selling real estate, you may want to “list” your property for sale with a real estate firm. If so, you will sign a “listing agreement” authorizing the firm and its agents to represent you in your dealings with buyers as your *seller’s agent*. You may also be asked to allow agents from other firms to help find a buyer for your property.

Be sure to read and understand the listing agreement before you sign it. Your agent must give you a copy of the listing agreement after you sign it.

Duties to Seller: The listing firm and its agents must • promote your best interests • be loyal to you • follow your lawful instructions • provide you with all material facts that could influence your decisions • use reasonable skill, care and diligence, and • account for all monies they handle for you. Once you have signed the listing agreement, the firm and its agents may not give any confidential information about you to prospective buyers or their agents without your permission so long as they represent you. But **until you sign the listing agreement, you should avoid telling the listing agent anything you would *not* want a buyer to know.**

Services and Compensation: To help you sell your property, the listing firm and its agents will offer to perform a number of services for you. These may include • helping you price your property • advertising and marketing your property • giving you all required property disclosure forms for you to complete • negotiating for you the best possible price and terms • reviewing all written offers with you and • otherwise promoting your interests.

For representing you and helping you sell your property, you will pay the listing firm a sales commission or fee. The listing agreement must state the amount or method for determining the sales commission or fee and whether you will allow the firm to share its commission with agents representing the buyer.

Dual Agent

You may even permit the listing firm and its agents to represent you **and** a buyer at the same time. This “dual agency relationship” is most likely to happen if an agent with your listing firm is working as a *buyer’s agent* with someone who wants to purchase your property. If this occurs and you have not already agreed to a dual agency relationship in your listing agreement, your listing agent will ask you to amend your listing agreement to permit the agent to act as agent for both you and the buyer.

It may be difficult for a *dual agent* to advance the interests of both the buyer and seller. Nevertheless, a *dual agent* must treat buyers and sellers fairly and equally. Although the *dual agent* owes them the same duties, buyers and sellers can prohibit *dual agents* from divulging **certain** confidential information about them to the other party.

Some firms also offer a form of dual agency called “designated agency” where one agent in the firm represents the seller and another agent represents the buyer. This option (when available) may allow each “designated agent” to more fully represent each party.

If you choose the “dual agency” option, remember that since a dual agent’s loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of • what your relationship is with the *dual agent* and • what the agent will be doing for you in the transaction.

BUYERS

When buying real estate, you may have several choices as to how you want a real estate firm and its agents to work with you. For example, you may want them to

represent only you (as a **buyer’s agent**). You may be willing for them to represent both you and the seller at the same time (as a **dual agent**). Or you may agree to let them represent only the seller (**seller’s agent** or **subagent**). Some agents will offer you a choice of these services. Others may not.

Buyer’s Agent

Duties to Buyer: If the real estate firm and its agents represent you, they must • promote your best interests • be loyal to you • follow your lawful instructions • provide you with all material facts that could influence your decisions • use reasonable skill, care and diligence, and • account for all monies they handle for you. Once you have agreed (either orally or in writing) for the firm and its agents to be your *buyer’s agent*, they may not give any confidential information about you to sellers or their agents without your permission so long as they represent you. But **until you make this agreement with your buyer’s agent, you should avoid telling the agent anything you would *not* want a seller to know.**

Unwritten Agreements: To make sure that you and the real estate firm have a clear understanding of what your relationship will be and what the firm will do for you, you may want to have a written agreement. However, some firms may be willing to represent and assist you for a time

Continued on the back

FOR BUYER/SELLER

Agent Name	License Number
Firm Name	
Date	

WORKING WITH
REAL ESTATE AGENTS

Agents are required to review this with you and must retain this acknowledgment for their files.

This is not a contract

By signing, I acknowledge that the agent named below furnished a copy of this brochure and reviewed it with me.

Buyer or Seller Name (Print or Type)

Buyer or Seller Signature

Buyer or Seller Name (Print or Type)

Buyer or Seller Signature

Date

Firm Name

Agent Name License Number

Disclosure of Seller Subagency (Complete, if applicable)

☐ When showing you property and assisting you in the purchase of a property, the above agent and firm will represent the SELLER. For more information, see “Seller’s Agent Working with a Buyer” in the brochure.

Buyer’s Initials Acknowledging Disclosure: _____

Map of CAROLINA TRACE



CAROLINA TRACE
GATED PROPERTIES, LLC

1-800-227-2699

WWW.CAROLINATRACE.COM

Legend

- ★ CAROLINA TRACE GATED PROPERTIES, LLC
- ★ CAROLINA TRACE COUNTRY CLUB

Golf Courses

- LAKE COURSE
- CREEK COURSE



NC 87 (4-Lane)

Entrance to
Carolina Trace

DRIVING DISTANCES: Sanford: 3 miles • Pinehurst: 23 miles • Raleigh: 43 miles • RDU International Airport: 52 miles • Fayetteville: 18 miles •



MLS



Alphabetical Listing of Trace Streets



CAROLINA TRACE
GATED PROPERTIES, LLC

1-800-227-2699 WWW.CAROLINATRACE.COM

STREET NAME	POA	STREET NAME	POA	STREET NAME	POA	STREET NAME	POA	STREET NAME	POA
Alabama Avenue	HL	Connecticut Place	HL	Hill Top Circle	EN	Meadowlark Trail	MC	St. Andrews Drive	GN
Angus Court	WM	Coventry Court	SM	Holly Lane	NS	Merion Circle	GN	Still Turn	LT I
Argyll Drive	SM	Creek Run	LT I	Homestead Cove	GN	Michigan Boulevard	HL	Stillwater Turn	HC
Back Bay	HC	Creekside Trail	SL	Hummingbird Circle	MC	Mockingbird Lane	MC	Stonegate North	SG
Beach End	HC	Cypress Point	GN	Illinois Avenue	HL	Montana Square	HL	Stonegate South	SG
Beaver Branch	SL	Daiquiri Turn	LT III	Indian Trail	NS	Nevada Loop	HL	Summer Storm	SW
Belfast Lane	SM	Dakota Loop	HL	Indiana Circle	HL	New Jersey Circle	HL	Tennessee Circle	HL
Birkdale Drive	HW	Darwin Court	WM	Inverness Circle	GN	New York Avenue	HL	Texas Square	HL
Blue Bird Drive	MC	Deer Track Trail	LT II	Irish Boulevard	LT III	North Ridge Trail	NS	The Pointe	VT
Bourbon Street	LT I	Deerfoot Trail	SL	Jones Circle	GN	Oak Road	LW	Thames Court	WM
Brandy Lane	LT I	Delaware Place	HL	Kansas Loop	HL	Ohio Lane	HL	Timber Wolf Circle	LT II
Bristol Street	SM	Detroit Boulevard	WF	Kentucky Avenue	HL	Osprey Point	MC	Topside	NS
Broadmoor Court	TW	Dogwood Lane	LW	Kir Circle	LT III	Oxon Court	WM	Tree Cutters	NS
Bucks Court	WM	Dove Path	MC	Kirk Court	SM	Par Circle	GE	Treetop Circle	SL
Burning Tree Circle	GN	Duffer's Lane	GE	Kitten Cove	LT II	Pebble Beach Road	GN	Troon Circle	WM
California Place	HL	Dunes Drive	GN	Kittery Point	HC	Pennsylvania Avenue	HL	Turnberry Circle	HW
Canterbury Circle	HW	Eagles Nest Drive	EN	Lake Point	NS	Perth Drive	SM	Turnbury Court	WM
Captains Point	GE	Edinburgh Drive	SM	Lakeview	NS	Poplar Turn	SL	Upland Reach	SW
Cardinal Bay	HC	English Circle	SM	Lakewind	SW	Putter's Circle	GE	Vermont Court	HL
Cardinal Circle	MC	Essex Court	WM	Leeds Court	SM	Quail Hollow Road	MC	Virginia Circle	HL
Carolina Drive	HL	Fairway Lane	NS	Leicester Circle	SM	Quince Loop	LT III	Washington Street	WF
Cashmere Court	WM	Fairway Woods	GW	Liverpool Drive	SM	Raven Way	MC	Wedgewood Drive	GE
Cedar Circle	SL	Falling Stream	SL	Long Point Trail	SL	Robin Roost	MC	West Mooring	HC
Cedar Road	LW	Florida Drive	HL	Louisiana Lane	HL	Royal Drive	HW	Windrace Trail	SW
Chateau Circle	LT III	Georgia Bay	HL	Main Circle	HL	Running Cedar Trail	EN	Windy Beach	HC
Chelsea Drive (500's)	TW	Gin Way	LT I	Manhattan Row	LT III	Rye Road	LT III	Wine Tree	LT I
Chelsea Drive (600's)	WM	Goldfinch Turn	MC	Maple Circle	LW	Sandalwood Drive	SL	Woodridge Trail	SL
Chicago Loop	WF	Greenside Lane	VT	Margarita Lane	LT III	Sandwedge	GW	Woodwedge Way	NS
Chipmunk Circle	LT II	Grey Fox Court	LT II	Maryland Court	HL	Saw Timber	NS	Wren Way	MC
Chipping Wedge	GW	Harbor Side	SW	Massachusetts Square	HL	Sherry Hill	LT I	Yarmouth Tern	HC
Cleveland Circle	WF	Harbor Trace	HC	Masters Circle	GN	South Bay	SW	Yellow Bird	LT I
Colorado Trail	HL	High Harbor	SW	Meadow Reach	SW	Spyglass Lane	TW	Yorkshire Circle	SM

Legend

POA - Property Owners' Association

EN - Eagles Nest	LT I, II, III - Laurel Thicket	SM - Sedgemoor
GE - Golf East	LW - Lakewood	SW - Southwind
GN - Golf North	MC - Mallard Cove	TW - Trentwood
GW - Golf West	NS - North Shore	VT - Village at the Trace
HC - Harbor Creek	SGN - Stonegate North	WF - Woodfield
HL - Hidden Lake	SGS - Stonegate South	WM - Woodmere
HW - Highland Woods	SL - South Landing	

