LANDSCOUTIES™

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237 Deberry Way, Morven, NC 28119

DEBERRY ESTATES · MORVEN TOWNSHIP · ANSON COUNTY, NC · 19-LOT PACKAGE · NOT ON MLS

ASKING PRICE **$551,000** *for all 19 lots, one closing · or $29,000 per lot individually*

Nineteen recorded subdivision lots on one paved street — Deberry Estates, Morven Township, Anson County

Nineteen vacant residential lots of the 36 platted in Deberry Estates, a recorded subdivision in Morven Township, offered as a single 19-lot package for one buyer and one closing, or individually. The lots line both sides of Deberry Way, a paved street ending in a cul-de-sac, and total approximately 10.27 acres. A licensed soil evaluation, the recorded final plat, a fresh FEMA flood measurement, and the complete parcel schedule are all in this package.



Context aerial with contours (Land ID) — the Deberry Estates lot grid on both sides of Deberry Way, running north from Sandy Ridge Church Rd (NC 145) to the cul-de-sac; contours run roughly 360–400 FT across the subdivision. The blue-outlined parcel at the north end is a neighboring parcel shown for context; the 19 offered lots are the Deberry Way lots listed in the parcel schedule in this package.

THE LOT

The offering 19 vacant lots (Lots 15–27, 29–33 and 35) of Deberry Estates' 36 platted lots — approximately 10.27 acres, 0.487–0.807 acre per lot. Full parcel schedule in this package.

Location & access Deberry Way, Morven Township, Anson County, NC 28119 — paved subdivision street with cul-de-sac, off Sandy Ridge Church Rd (NC 145). Anchor: 237 Deberry Way; vacant lots carry no house numbers.

Utilities Public water available; individual septic (licensed soil evaluation summarized in this package); paved Deberry Way frontage for every lot.

Home types Manufactured, modular & site-built homes.

Zoning R-20 — the Anson County GIS zoning field reads R-20 for all 19 parcels (pulled Nov 22, 2026). That is a county GIS record, not a zoning verification letter; permitted uses, setbacks and any minimum build size are confirmed with Anson County Planning during diligence — see the checklist.

Flood — measured Nov 22, 2026 0.0% of the 19-lot area is in the FEMA Special Flood Hazard Area. The 19 county parcel polygons (Anson County GIS) were intersected with the current FEMA National Flood Hazard Layer (Flood Hazard Zones, hazards.fema.gov NFHL): the only zone polygon covering the lots is Zone X — Area of Minimal Flood Hazard — across all 10.24 GIS-measured acres; no Zone A or AE polygon touches any offered lot. FIRM Panel 3710648000J, DFIRM 37007C (Anson County), panel effective Aug 19, 2008. Zone AE mapping exists elsewhere in the wider Deberry Way area (the creek corridor west of the subdivision, visible on the soil evaluation map) but does not reach the offered lots. Desktop measurement only — a surveyor's floodplain determination is the closer. See the flood overlay exhibit in the photo pages.

Recorded plat Deberry Estates final record plat, Sheet 2 of 3 (recorded; covers Lots 11–36, including all 19 lots offered) is reproduced as an exhibit in the photo pages. The plat shows minimum building setback lines and a small branch crossing the rear of the south-side lots near Lots 19–20 — siting on those lots should be checked against the plat during diligence.

Excluded lots Lots 11, 12, 13, 14, 28, 34 and 36 are not part of this offering.

Estimated Site-Ready Costs — Per Lot (Planning Only)

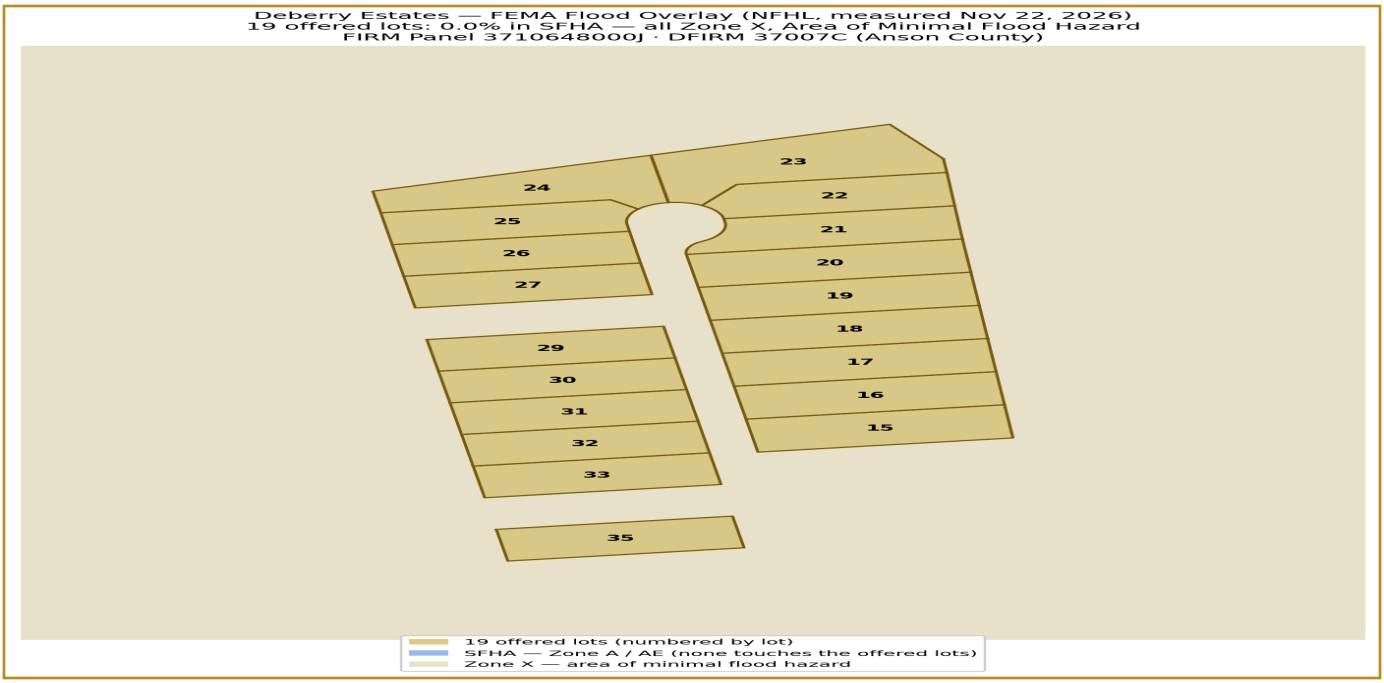
Address	Status	Price	Ac	Notes
Clearing & grading	Estimate	**$4,500**	—	Per lot; buyer confirms with own contractor
Septic system	Estimate	**$6,000**	—	Per lot; individual septic — see soils summary
Water / tap — Anson County	Estimate	**$1,200**	—	Public water available; confirm current tap fee
Estimated total per lot	Estimate	**$11,700**	—	Planning figure only — not a quote

Read: Nineteen lots on one street, in one recorded subdivision, with the two questions that usually stall a lot package already worked: the soils have been evaluated by a licensed soil scientist (58 borings across the subdivision, summarized in this package), and the flood position has been measured fresh against the current FEMA layer — 0.0% of the offered area in the Special Flood Hazard Area, all Zone X. The remaining diligence is the ordinary kind: title, recorded restrictions, per-lot septic permitting, and tap confirmations, each named in the checklist with its closer.

237 Deberry Way, Morven, NC 28119 — Photos



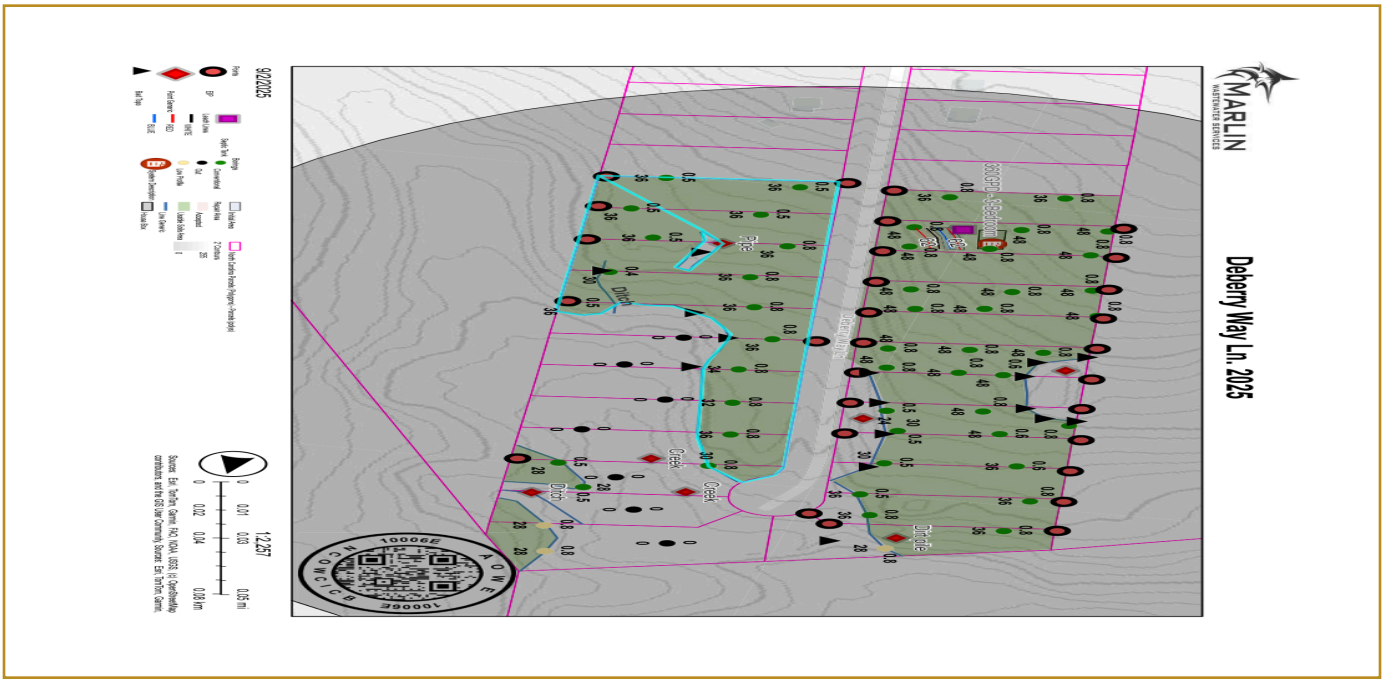
Clean aerial — the Deberry Way lot grid from Sandy Ridge Church Rd (NC 145) at the south to the cul-de-sac at the north; existing homes sit among the lots at the south end of the street.

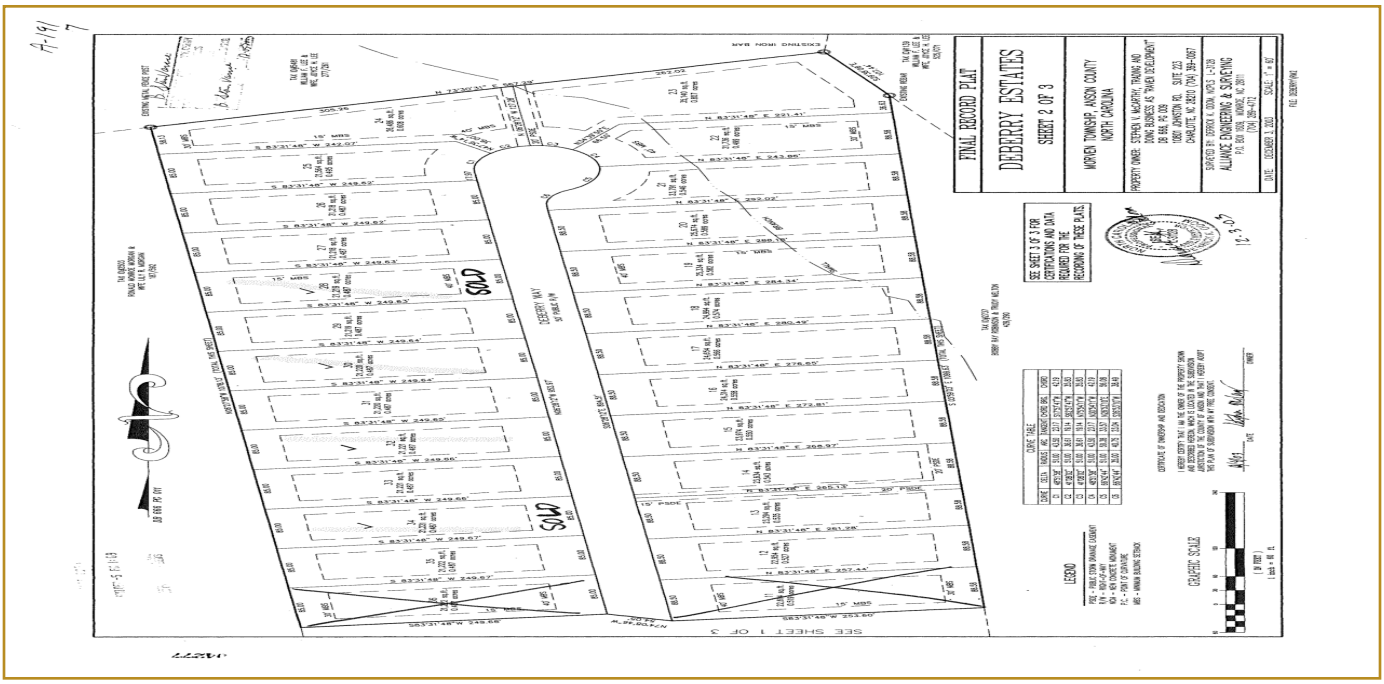


FEMA flood overlay (this package's exhibit) — the 19 offered lots (gold, numbered by lot) over the current NFHL flood hazard zones. Measured Nov 22, 2026: 0.0% of the offered area in the SFHA; all 19 lots in Zone X (Area of Minimal Flood Hazard). Zone AE mapping exists along creek corridors elsewhere in the wider Deberry Way area but does not reach the offered lots. Desktop screening — not a surveyor's determination.



Soils layer (Land ID) — map unit CaB covers most of the subdivision, with AeC to the west. Verified against USDA SSURGO for Anson County (survey NC007): CaB = Candor sand, 1 to 8 percent slopes; AeC = Ailey loamy sand, 8 to 15 percent slopes. Desktop exhibit only — the licensed soil evaluation summarized in this package is the septic record.


MARLIN
WASTEWATER SERVICES
Deberry Way Ln. 2025
9/2/2025
Pipe
Ditch
Creek
Ditch
Ditch
Pipe
Pipe
Pipe



Recorded plat exhibit — Deberry Estates final record plat, Sheet 2 of 3 (Morven Township, Anson County), covering Lots 11–36. Lot dimensions, acreages and minimum building setback lines are as shown on the recorded plat; the recorded document controls over this reproduction.

PARCEL SCHEDULE — THE 19 OFFERED LOTS

Deberry Estates, Morven Township, Anson County, NC. Acreages are the parcel-schedule figures; county GIS polygons measure 10.24 acres in total against the schedule's approximately 10.27 acres. Vacant lots carry no assigned house numbers; situs is Deberry Way, Morven, NC 28119. Position: S = south side, N = north side of Deberry Way.

Lot	APN / PIN (Anson County)	Acres	Position
15	6490-00-44-5682	0.550	South side
16	6490-00-44-5781	0.558	South side
17	6490-00-44-5769	0.566	South side
18	6490-00-44-5859	0.574	South side
19	6490-00-44-5948	0.582	South side
20	6490-00-45-5046	0.589	South side
21	6490-00-45-5145	0.546	South side
22	6490-00-45-5244	0.499	South side
23	6490-00-45-5314	0.807	South side · cul-de-sac wrap
24	6490-00-45-2246	0.608	North side · cul-de-sac corner
25	6490-00-45-2107	0.495	North side
26	6490-00-45-2009	0.487	North side
27	6490-00-45-2020	0.487	North side
29	6490-00-44-2843	0.487	North side
30	6490-00-44-2754	0.487	North side
31	6490-00-44-2667	0.487	North side
32	6490-00-44-2578	0.487	North side
33	6490-00-44-2590	0.487	North side
35	6490-00-44-3323	0.487	North side

Total: 19 lots · approximately 10.27 acres · $29,000 per lot · $551,000 for all 19 in one closing.

Not part of this offering: Lots 11, 12, 13, 14, 28, 34 and 36 are excluded from this offering.

SOILS & SEPTIC — WHAT THE EVALUATION FOUND

The report. Soil evaluation report for TBD Deberry Way Ln. by Marlin Wastewater Services, sealed by Thomas J. Boyce, Licensed Soil Scientist (NC LSS No. 1241); report dated Sept 2, 2025 (9 pages, on file; full report available with the listing file). The evaluation covers the Deberry Way lots as one area of interest: 58 soil borings and 53 recorded points.

Boring results. Every boring in the tables is typed Conventional. The first horizon (H1) is uniformly loamy sand — non-expansive mineralogy, loose moist consistency, non-plastic, non-sticky, granular structure — with H1 depths of 12–48 inches across the borings. Recorded slopes run 2–5% on the southern borings, 5–8% and 5–8/8–12% through the middle and north. Usable soil depth is 48 inches at most of the northern and central borings, 36 inches through much of the south-central group, and 28–36 inches at the southern borings; a cluster of southern points records wetness at the surface (usable depth 0) around the creek and ditch features the map shows along the subdivision's western and southern edges.

The map. The report's closing map (reproduced in the photo pages) shades the usable-soil areas across both sides of Deberry Way, plots LTAR values of 0.5 and 0.8 across most lots, marks an existing 360-GPD 3-bedroom system position on an improved lot, and names the features a buyer should site around: the creek and ditch lines on the west, a pipe crossing, and an eroded area. Sixteen points are flagged Bad Topo and twenty-nine are existing-improvement points (EIP) — siting detail for the per-lot permit stage, not a defect finding on the package as a whole.

What it means. In plain terms: a licensed soil scientist has already walked and bored this subdivision and found conventional-system soils across it, with the usable-depth and wetness limits concentrated at the creek/ditch edges. That is subdivision-level diligence, not a permit: each lot still takes its own Improvement Permit from Anson County Environmental Health at build time, sited in its usable-soil area.

SSURGO cross-check. The Land ID soils layer (photo pages) shows map unit CaB across most of the subdivision and AeC to the west. Verified against USDA SSURGO, Anson County survey NC007: CaB = Candor sand, 1 to 8 percent slopes; AeC = Ailey loamy sand, 8 to 15 percent slopes. Desktop data only.

DUE DILIGENCE — SCOPE OF THIS PACKAGE

This package is compiled from public county tax and parcel records (Anson County GIS, pulled Nov 22, 2026), the FEMA National Flood Hazard Layer (measured Nov 22, 2026), USDA SSURGO soils data, the recorded plat, and seller-provided materials — including the licensed soil evaluation — for preliminary review only. It is not an appraisal, legal opinion, survey, or zoning verification letter. Buyers should independently verify title, legal access, utilities and septic suitability, recorded restrictions, and all other conditions before making an offer.

WHAT A BUYER GETS

The combined package — this information sheet, the full photo set (context aerial, clean aerial, FEMA flood overlay, soils exhibits and the recorded plat), the complete 19-lot parcel schedule, the soils and septic summary from the licensed soil evaluation, the site-ready cost estimates, and the diligence checklist, in one document. The full soil evaluation report (9 pages, Marlin Wastewater Services) is available with the listing file on request.

DILIGENCE CHECKLIST — DO BEFORE CLOSING

1. Septic permitting — per lot The soil evaluation in this package is a subdivision-level evaluation (58 borings, Marlin Wastewater Services, Sept 2, 2025). It is not a septic permit for any individual lot. Closer: an Improvement Permit / Authorization to Construct from Anson County Environmental Health for each lot at build time, sited within the usable-soil areas the evaluation maps.

2. Flood determination The NFHL screening in this package (Nov 22, 2026) measures 0.0% of the 19-lot area in the Special Flood Hazard Area — all Zone X, Area of Minimal Flood Hazard, FIRM Panel 3710648000J (DFIRM 37007C). Closers: a surveyor's floodplain determination and the closing attorney's flood certification at contract.

3. Recorded restrictions Confirm any recorded covenants or restrictions for Deberry Estates — including home-type and minimum-build-size rules — through the Anson County Register of Deeds and the closing attorney's title search. No minimum build size is stated in the records assembled for this package; buyer to confirm minimum square foot to build, if any.

4. Title No title search was performed for this package. The buyer's North Carolina closing attorney's full title search at contract is the closer.

5. Water tap Confirm tap availability and the current tap fee with Anson County water service at contract; the $1,200 figure in the cost table is an on-file estimate for planning only.

6. Zoning confirmation County GIS reads R-20 for all 19 parcels. A zoning confirmation from Anson County Planning closes permitted-use, setback and home-type questions for a specific lot and plan.

7. Survey Lot dimensions and acreages in this package come from the recorded plat and county GIS (GIS polygons measure 10.24 acres in total against the schedule's approximately 10.27 acres). A boundary survey governs where a precise figure is needed.

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Information drawn from public records and the listing due-diligence file. Buyer to verify all information.