A sample parcel (address withheld) · Randolph County

Land Check 1.1 · Document MMHG-LC-20261021-9EB6A8 · Prepared October 21, 2026, 8:21 AM ET

What we found

FINDING 1 · ACCESS

A state-maintained road runs by this land - SR-2900.

That is the good version of this answer. The state keeps the road itself up, and a transporter can reach the property line on it.

FINDING 2 · SEPTIC

The soil survey rates this ground "Somewhat limited" for a septic drainfield.

The mapped soil here is Georgeville silty clay loam, 2 to 8 percent slopes, moderately eroded. The survey names one limit: the soil does not drain fast enough to treat what a drainfield puts into it.

FINDING 3 · ZONING

A mobile home is allowed in district RA.

The county's zoning map places this land in district RA (Residential Agricultural District), and the county's permitted use table lists a HUD-labeled manufactured home as permitted there. Bona fide farms and similar agricultural uses are exempt from the zoning controls of this Ordinance (§ 618 note 2, and Article 600 § 607).

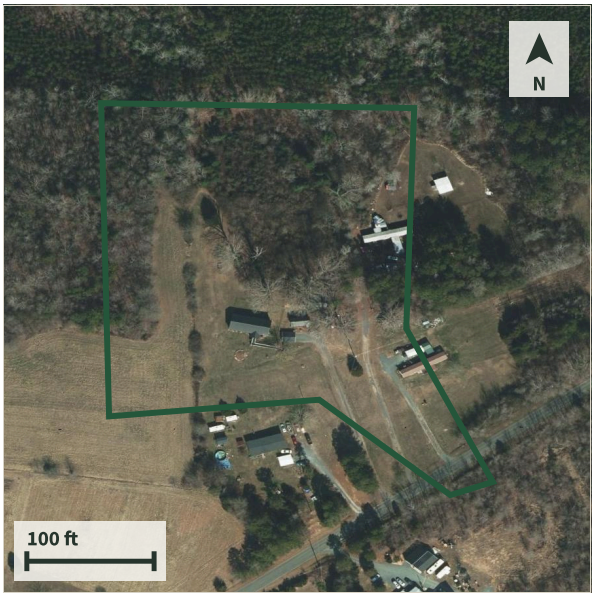
This land is **3.482 acres** — parcel **(withheld)** — in Randolph County. **A mobile home is allowed in district RA.** Flood zone: **Zone X - outside the mapped flood hazard area**. **5 records are held by an office, not a map** — page 9 names each office with its phone and address. What we could not read is named on the pages that follow, each with the office that holds it and what it costs to ask.

IN THIS REPORT

Your property and its records	2
Septic	3
Zoning — is a home allowed	4
The ground	5
Flood and wetlands	6
Access, water and power	7
Cost before the home	8
Next steps — who to call, with phone and address	9
Your next step, and the help we offer	10

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Your property, as the record has it



NC OneMap statewide orthoimagery · checked 2026-10-21
The boundary comes from the county parcel map, not a survey. It shows roughly where the lines fall, not exactly. The photograph was taken on a single day and may not show recent clearing, building, or tree growth.

IDENTITY AND SHAPE

ACREAGE
3.482 acres on the county's record; 3.49 acres measured from the mapped boundary

PROPERTY BOUNDARY
Mapped, 8 corners

PARCEL NUMBER
(withheld)

RECORDED DEED
Deed Book-Page (withheld)

Take this reference to the Register of Deeds to read the deed itself, including any restrictions written into it.

RECORDED PLAT
Plat Book-Page (withheld)

ALREADY ON THIS LAND
The parcel record flags a structure on this land

It does not say what kind. Whether it is a house, a mobile home or an outbuilding changes what you are doing here — the county tax office reads the property record card out over the phone.

ROAD ACCESS
A state-maintained road runs within 29.9 ft (SR-2900)

911 ADDRESS
Addresses are assigned on this road, but we could not confirm one for this land itself

The nearest address on the county's records is (address withheld). We could not tie it to this parcel from the public record, so we are not stating it as this land's address — it may be a neighbour's, and it may be this one recorded differently. The county 911 addressing office confirms which.

ZONING
District RA, Randolph County zoning map - a mobile home is an allowed use here

Page 4 states what the county's use table says and what is still worth confirming at the counter.

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Can this land take a septic system?

The county issues the septic permit before the building permit, so this comes first. The ground sets the kind of system the home needs, and what it costs.

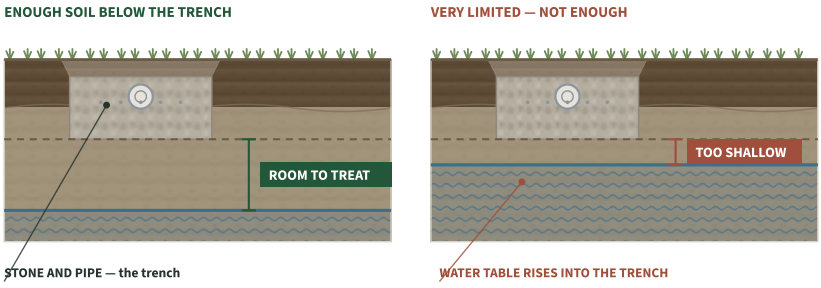
EACH ONE HAS TO CLEAR BEFORE THE NEXT ONE MATTERS

Septic and water
nothing in the record closes it

Zoning and placement
district RA allows a mobile home

The building permit
nothing in the record closes it

SCHEMATIC — THE TWO CASES, NOT YOUR LAND



Dashed line is the trench bottom. The soil between it and the water table is what treats the effluent.

USDA Soil Survey septic-suitability ratings and 15A NCAC 18E soil evaluation · checked 2026-10-21
The soil survey rates this land "Somewhat limited". Schematic — no depth is stated; the county's soil evaluation on the ground sets it.

WHY THE SURVEY SAYS "SOMEWHAT LIMITED" — THE LIMIT IT NAMES

Slow water movement = the soil does not drain fast enough to treat what a drainfield puts into it.

What it can mean for you: a conventional system may not pass; an engineered or pump system may be required; the system may need more of the land; or the county may size it for fewer bedrooms. The county's soil evaluation decides which apply.

ALSO ON THIS LAND — EACH WITH THE OFFICE THAT HOLDS IT

DETERMINED	The soil survey rates this ground "Somewhat limited" for a septic drainfield — Randolph County environmental health
DETERMINED	The county has septic permit records on file for this parcel — Randolph County Environmental Health
NEEDS A RECORD	Whether this parcel is on public sewer or needs its own septic system — County or municipal utilities
DETERMINED	A well permit is on file for this parcel — Randolph County Environmental Health

USDA Soil Data Access, septic tank absorption field interpretation · Somewhat limited, Georgeville silty clay loam, 2 to 8 percent slopes, moderately eroded; 1 limiting reason(s) named · checked 2026-10-21

Randolph County Environmental Health published permit records, hand-curated registry entry, joined on the parcel number · septic permits (withheld), (withheld); well permits (withheld), (withheld) under parcel (withheld) · checked 2026-10-21

A sample parcel (address withheld) · Randolph County

Are you allowed to put a home here?

DETERMINED

A mobile home is allowed in district RA

The county's zoning map places this land in district RA (Residential Agricultural District), and the county's permitted use table lists a HUD-labeled manufactured home as permitted there. Bona fide farms and similar agricultural uses are exempt from the zoning controls of this Ordinance (§ 618 note 2, and Article 600 § 607). Land in bona fide farm use is outside these rules, so a district rule below does not decide it.

Randolph County planning or zoning office — who to call and what to ask — page 9

Randolph County UDO § 618, Table of Permitted Uses. Randolph County Unified Development Ordinance, adopted by order of the Board of Commissioners 15 July 2021, amended 3 August 2026. District from Randolph County GIS zoning map, checked 2026-10-21.

NEEDS A RECORD

How far a home and a septic system must sit from the property lines

Setbacks decide whether a home and a system both fit on the land. One phone call. Free, and usually answered while you are on it.

Randolph County planning or zoning office — who to call and what to ask — page 9

LIKELY

There are recorded documents on this land that can restrict what you build

The county record points to the recorded paperwork for this parcel. Deeds and recorded subdivision plats routinely carry restrictions, and a restriction forbidding mobile homes is common and completely invisible from any map. We can name the document but we cannot read it: North Carolina has no statewide register of deeds, and the county offices do not publish the images in a way anyone can read from a distance. Take the reference below to the counter, or ask a closing attorney to pull it.

County Register of Deeds — who to call and what to ask — page 9

County property record, checked 2026-10-21

NEEDS A RECORD

The size of any home that stood here before, and its permit history

Where a home stood before, the county will usually approve one that size or smaller — not larger. A records request. Free to ask.

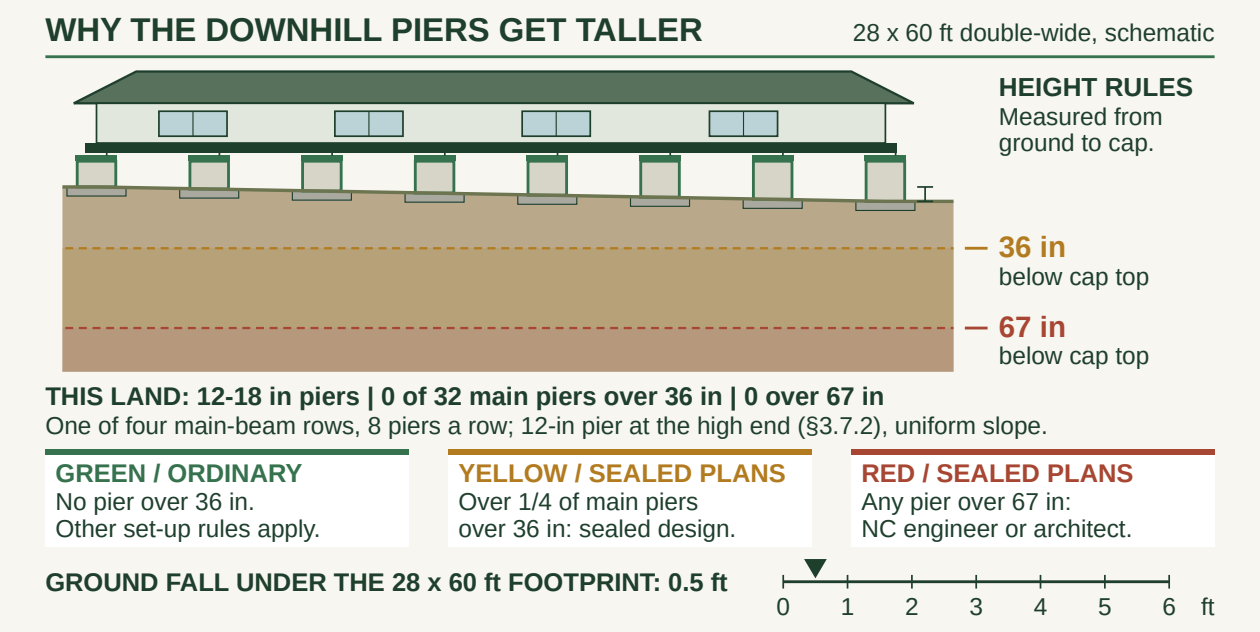
County permits or tax records — who to call and what to ask — page 9

ALSO ON THIS LAND — EACH WITH THE OFFICE THAT HOLDS IT

DETERMINED	Randolph County is HUD Wind Zone I, so the wind rating rules out no home

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The ground the home has to sit on



How we measured it: the state's 3 ft laser survey (NC OneMap lidar), the flattest patch 28 by 60 feet, the size of a double-wide we could find inside your property boundary · checked 2026-10-21

Where the home finally sits is decided after the septic system is placed. A drawing of NC Regulations §§3.7.6–3.7.7.1, not a foundation design.

LIKELY

The ground falls about 0.5 ft under a home-sized spot, and the home sets the typical way

Based on the slope of this property, it is likely this home can be set up to code with a block, level and tie-down foundation system. Make sure your set-up contractor understands any height-specific requirements the county may have. The flattest home-sized spot we measured falls about **0.5 ft**. Wherever the home is finally placed, engineered plans are not needed unless more than a quarter of the piers would stand taller than **36 inches**, or any single pier taller than **67 inches** (NC Regulations for Manufactured Homes, 2019, sections 3.7.7 and 3.7.6).

NC Regulations for Manufactured Homes, 2019 Edition, section 3.7.7

ALSO ON THIS LAND — EACH WITH THE OFFICE THAT HOLDS IT

DETERMINED	Most of this land is not steep

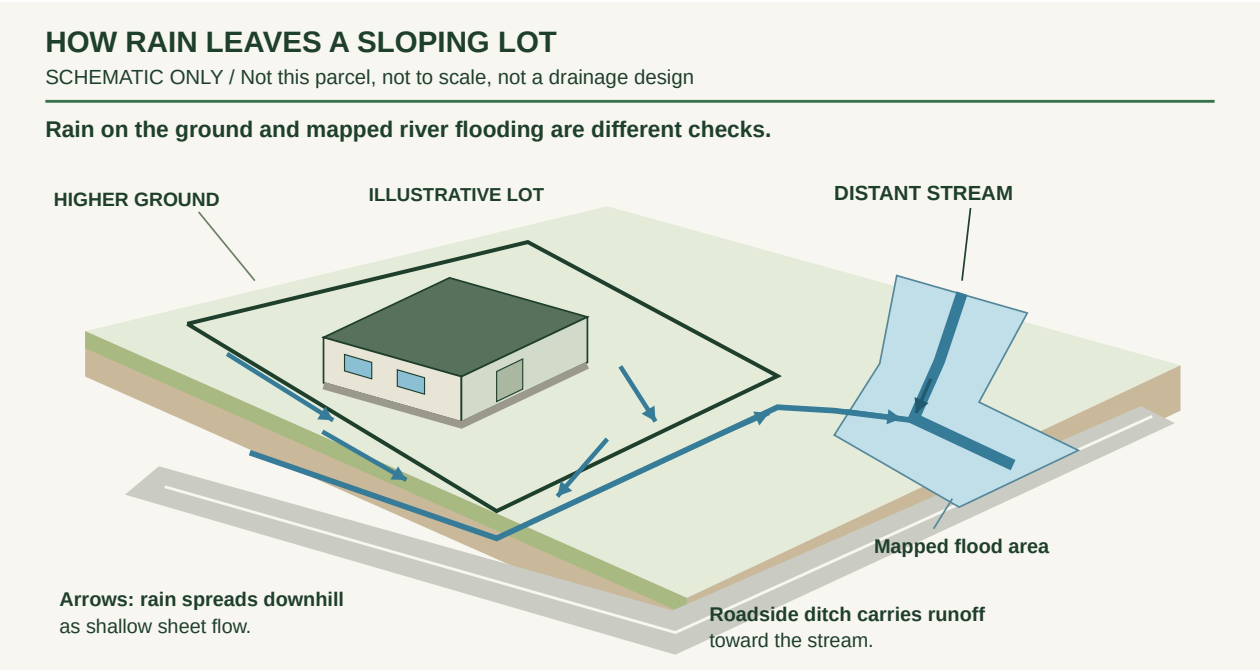
NC OneMap 3-foot lidar digital elevation model · 4096 cells at 8.26 ft; median slope 7.8%, ground figure 546.8 ft (lowest of 2692 measured points inside the property boundary) · checked 2026-10-21

A sample parcel (address withheld) · Randolph County

Water on this land

FLOOD ZONE	Zone X - outside the mapped flood hazard area	CLEAR
FLOODWAY	This land is not in a mapped floodway	CLEAR
GROUND AGAINST THE FLOOD LINE	Not applicable - Zone X is outside the mapped flood hazard area, so FEMA publishes no flood line here to measure the ground against	NOT APPLICABLE
WETLANDS	None mapped at this location	CLEAR

SCHEMATIC — WHAT THE FOUR ANSWERS ABOVE LOOK LIKE ON THE GROUND

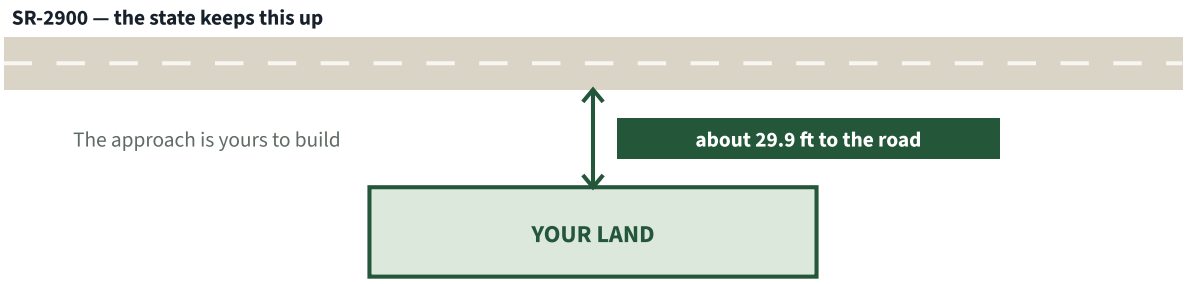


FEMA flood-zone and floodway legend; USFWS National Wetlands Inventory — explanatory schematic, cold-read 2026-09-22 · checked 2026-10-21

Rain flows downhill toward the roadside ditch; the mapped flood area stays beyond this example lot. Being outside the mapped flood area with no mapped wetland does not rule out ponding or wet ground the maps do not show, and a map absence is not a field check.

A sample parcel (address withheld) · Randolph County

Can a home get here, and can it get water and power?



NCDOT road record · checked 2026-10-21

The distance is measured from the edge of the county's parcel map to the nearest state-maintained road. The parcel and the road are drawn to show the relation, not the shape of your land, and nothing here establishes that a transporter can make the turn.

DETERMINED

A state-maintained road runs by this land - SR-2900

That is the good version of this answer. The state keeps the road itself up, and a transporter can reach the property line on it. What still has to be built and paid for is the approach from the road onto the land, and NCDOT has to permit where it ties in.

NCDOT district office — who to call and what to ask — page 9

NCDOT road record (published 2026-06-28), checked 2026-10-21

ALSO ON THIS LAND — EACH WITH THE OFFICE THAT HOLDS IT

DETERMINED	A bridge about 1.4 miles away is posted at 27 tons
NEEDS A RECORD	Whether power can be brought to the site, and how far it has to come — The electric provider for this area

NCDOT state-maintained road centerlines · SR-2900 within 29.9 ft · checked 2026-10-21

NCDOT Bridge Locations (23,022 bridges statewide), read within 1.9 miles of the matched point · 4 unposted, 1 posted, 0 closed, 0 with no posting recorded; nearest posted bridge SR1002 at 1.4 miles · checked 2026-10-21

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What this land costs you before you buy a home

This is the land, not the home. What you pay for the home itself, its transport, its set-up and its finishing is a separate question and is not on this page. These are the conditions this particular piece of ground puts on the project, ranked by how much they move the number rather than by subject, with a range against each one we can price.

The condition that moves your number most on this land is explained first, and the others follow it. Each amount is a range for that work, never a quote and never a total, and what carries no range carries none because nobody can price it yet.

LIKELY

Poured footers under the home, after the building permit

Poured concrete footers under the piers are their own step: done after the building permit is issued and before the home arrives. Poured footers run $1,800–$2,700 a section — a single-wide is one section, a double-wide two. They are not engineering and not septic.

ALSO MOVING YOUR NUMBER — SIZE AND DIRECTION, EXPLAINED ON THE PAGE THAT FOUND EACH ONE

LIKELY	An ordinary set on level ground — Moderate — saves cost
DETERMINED	Getting a transporter to the land — Moderate — saves cost

NOT ON THE RANKING ABOVE, AND POSSIBLY LARGER THAN ANY OF IT

These are unresolved rather than small. We have left them off the ranking because we do not know their size, and drawing a short bar for an unknown would tell you it is minor when it may be the largest thing on this page.

What the county's own soil evaluation finds — The soil survey is a map, not a decision. The county's evaluation on the ground is what decides the system, and the difference between a conventional and an engineered system is the largest single swing in a land budget that we cannot settle from records. Who holds the answer: Randolph County environmental health.

How far power has to come — A long service run is a real cost and occasionally a large one. The provider quotes it from the pole to the meter, and the answer depends on where the home ends up sitting. Who holds the answer: The electric provider for this area.

A sample parcel (address withheld) · Randolph County

Next steps — who to call, in this order

Each office holds a record this report names. Call in this order, and ask for the answer in writing, with the date.

1 Randolph County On-Site Water Protection Program

336-318-6262 · 204 E. Academy St., Asheboro, NC 27203 · from randolphcountync.gov, checked 2026-09-25

- A soil evaluation for this parcel, and what kind of system this soil would need.
- The full file for permit (withheld), including the bedroom rating and any repair area shown.
- The well permit file for (withheld), including its location on the parcel.

2 Randolph County Planning & Zoning

336-318-6555 · 204 E Academy Street, Central Permitting Building, Asheboro, NC · from randolphcountync.gov, checked 2026-09-25

- Confirm in writing district RA for this parcel number and what it allows for your home's class, and whether any overlay, ETJ or recorded covenant adds a restriction the county zoning map does not show.
- The setback requirements for a mobile home in this district.

3 Randolph County Register of Deeds

336-318-6960 · 158 Worth St., Shaw Building, Asheboro, NC · Monday-Friday 8 am-5 pm; real-estate recording ends 4:30 pm · from randolphcountync.gov, checked 2026-09-25

- The recorded documents at Deed Book-Page (withheld), Plat Book-Page (withheld), and any restrictive covenants they refer to.
- The recorded deed, the plat and any restrictive covenants for this parcel.

4 Randolph County Building Inspections

336-318-6565 · 204 E Academy Street, Asheboro, NC 27203 · from randolphcountync.gov, checked 2026-09-25

- Permit and tax records for any prior home on this parcel.

5 County or municipal utilities

- Whether public sewer is available at this address.

6 NCDOT district office

- A driveway permit for a new access onto this road.

7 The electric provider for this area

- Service availability and the cost to run service to this parcel.

8 A licensed land surveyor

- Stake the lot lines, so a home and a septic system are placed against real lines, not a map.

Heard back? Write the answer beside the ask, with the date and who you spoke to — that answer is about your land and it outranks anything we read off a map. Send it to us and we will check the rest of the report against it.

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Your next step

Start with the contractors — finding them costs you nothing.

Find the contractors for site preparation and poured footers, transport and setup

Free for homeowners. Tell us the jobs — a contractor who does mobile-home work in your area will contact you within 24 hours. You choose who to hire.

www.mymanufacturedhomeguide.com/manufactured-home-contractors/ — the link in this report fills in this parcel and county for you.

1 · THE WORK THIS LAND NEEDS, AND WHERE TO SEND A REQUEST

Septic	Soil evaluation first — the survey rates this ground "Somewhat limited" (page 3), so the county's test decides the system and where it goes.
www.mymanufacturedhomeguide.com/manufactured-home-contractors/septic/	
Set-up and transport contractor	Brings the home and sets it on block piers, levelled and tied down (page 5).
www.mymanufacturedhomeguide.com/manufactured-home-contractors/transport-and-setup/	
Grading and site preparation	Clears and levels the pad and drainfield area — ordinary pad work on gentle ground.
www.mymanufacturedhomeguide.com/manufactured-home-contractors/grading-and-site-preparation/	
Licensed land surveyor	Sets the lot lines, so the home and the drainfield are placed against real lines, not a map.
No request page on our site yet — any NC licensed land surveyor	
Well	If no public water line reaches the land. It sits a set distance from the septic; the county utility says whether a line reaches it.
www.mymanufacturedhomeguide.com/manufactured-home-contractors/well/	

Type any address above into a browser; no account needed.

2 · WHAT WE CAN DO FOR THIS PROJECT, IF YOU WANT IT

Project Roadmap, Cost and Next Steps — Your step-by-step plan from bare land to move-in.
www.mymanufacturedhomeguide.com/project-roadmap-cost-and-next-steps/

Review My Quote — Know your quote is fair before you sign — free.
www.mymanufacturedhomeguide.com/review-my-quote/

Project Consulting — Have an experienced setup contractor and dealer run it with you.
www.mymanufacturedhomeguide.com/project-consulting/

3 · YOUR COUNTY, AND THE CALLS ONLY YOU CAN MAKE

Your county's page in our library: **www.mymanufacturedhomeguide.com/county-code-library/north-carolina/randolph-county/** The offices to call, with phone and address, are on **page 9**.

Questions about this report? Reply to the message it came with — a person reads every one.