

**UNDER CONTRACT!! 109.79 acres of agricultural and timber land in Gates County NC!
Off Black Mingle Rd
Gates, NC 27937**

\$559,900
109.79± Acres
Gates County



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Gates, NC / Gates County**

SUMMARY

Address

Off Black Mingle Rd

City, State Zip

Gates, NC 27937

County

Gates County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land, Timberland, Horse Property

Latitude / Longitude

36.4805 / -76.68415

Acreage

109.79

Price

\$559,900

Property Website

<https://www.mossoakproperties.com/property/under-contract-109-79-acres-of-agricultural-and-timber-land-in-gates-county-nc-/gates/north-carolina/102092/>



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PROPERTY DESCRIPTION

A well-balanced tract of productive farmland and mature timberland, offering a unique opportunity for income generation, natural beauty, and lasting investment value.

Versatile Farm & Investment Tract with Expansion Potential

This exceptional property offers a rare combination of productive farmland, recreational appeal, and long-term investment opportunity. With a strong history of agricultural use, the land is well-suited for continued farming, and the option to lease farming rights provides a clear path to immediate income generation.

Beyond its income-producing capability, the property presents a blank canvas for your vision-whether you're considering a private homesite, country retreat, or equestrian estate. The open landscape and natural setting create an ideal environment for those seeking space, privacy, and flexibility.

The surrounding area is rich in wildlife, including deer, turkey, and bear, making this property especially appealing for outdoor enthusiasts and those who appreciate a true rural lifestyle.

Strategically located with convenient access to Virginia and within reach of the Outer Banks of North Carolina, this property offers the perfect balance of seclusion and accessibility-allowing you to enjoy peaceful country living without sacrificing proximity to key destinations.

For buyers seeking additional acreage, this parcel adjoins an additional 112-acre tract that is also available, creating a unique opportunity to expand your footprint and control a larger, contiguous holding.

Whether you're looking to invest, farm, or create your own private escape, this property offers flexibility, income potential, and room to grow.

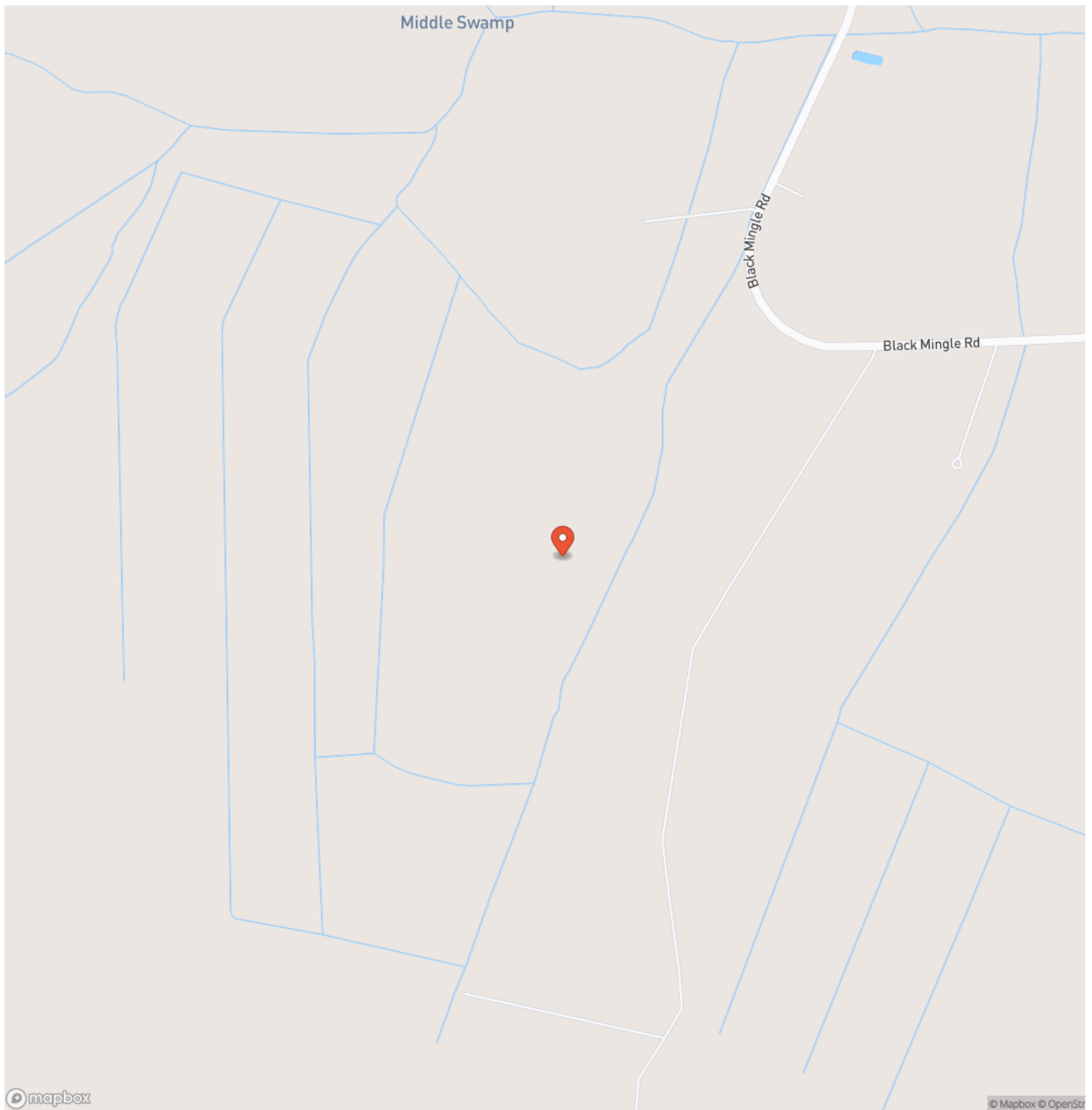
For more information on this and other land for sale in Gates County, contact John Perez at [252-325-4766](tel:252-325-4766) or by email at jperez@mossyoakproperties.com, or visit landandfarmsrealty.com.



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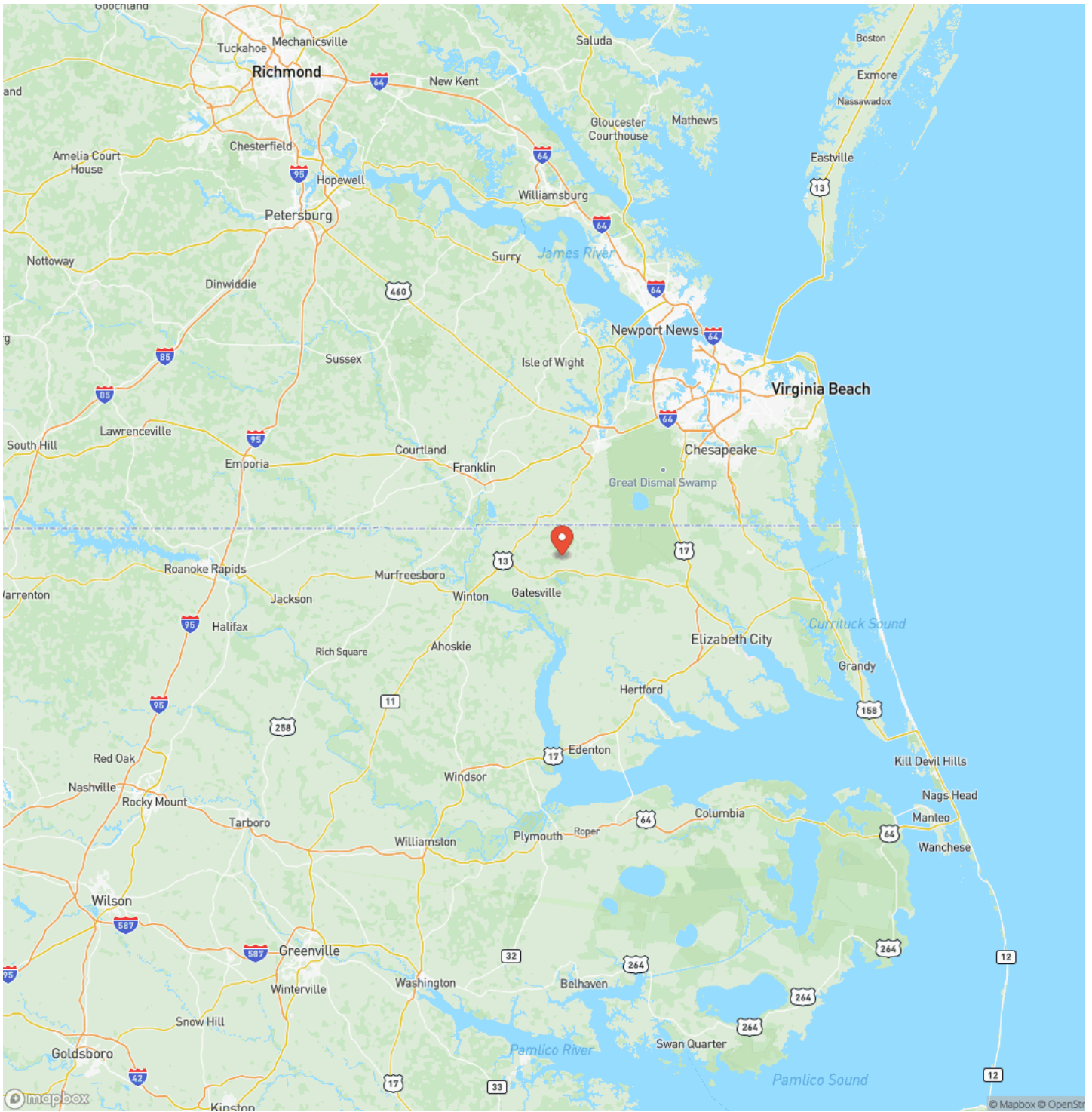


Locator Map



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Locator Map



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Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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