

**UNDER CONTRACT!! 112 acres of agricultural land in
Gates County NC!
Off Black Mingle Rd
Gates, NC 27937**

\$419,900
112± Acres
Gates County



UNDER CONTRACT!! 112 acres of agricultural land in Gates County NC!

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

Latitude / Longitude

36.48655 / -76.6827

Acreage

112

Price

\$419,900

Property Website

<https://www.mossoakproperties.com/property/under-contract-112-acres-of-agricultural-land-in-gates-county-nc-/gates/north-carolina/102080/>



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PROPERTY DESCRIPTION

Expansive acreage featuring a blend of productive farmland and timberland, offering both immediate income potential and long-term investment value.

Income-Producing Farm with Endless Potential

This property isn't just land-it's an opportunity. With a proven history of crop production, this farm is ready to continue performing, and the current owner is open to leasing the farming rights, creating immediate income potential from day one. It also presents a strong option for those seeking a solid land investment or a 1031 exchange opportunity.

Looking to build? You'll find plenty of room to create your dream home, private retreat, or equestrian setup-all on a wide-open canvas ready for your vision.

Surrounded by nature, this area is known for its abundant wildlife, including deer, turkey, and even bear, making it a great fit for outdoor enthusiasts, hunters, or anyone who appreciates the beauty of the land.

The property also includes an older farmhouse, full of character, that is included in the sale of the land, offering the chance to restore it into something truly special. The home is being sold as-is, with no value assigned, and is currently occupied, with a tenancy period to be negotiated-providing flexibility as you plan your next steps.

Conveniently located with easy access to Virginia and just a drive from the Outer Banks of North Carolina, you'll enjoy the perfect balance of rural living with nearby travel, work, and coastal recreation.

Whether you're an investor, farmer, or someone looking to put down roots, this is a property with real upside and long-term value.

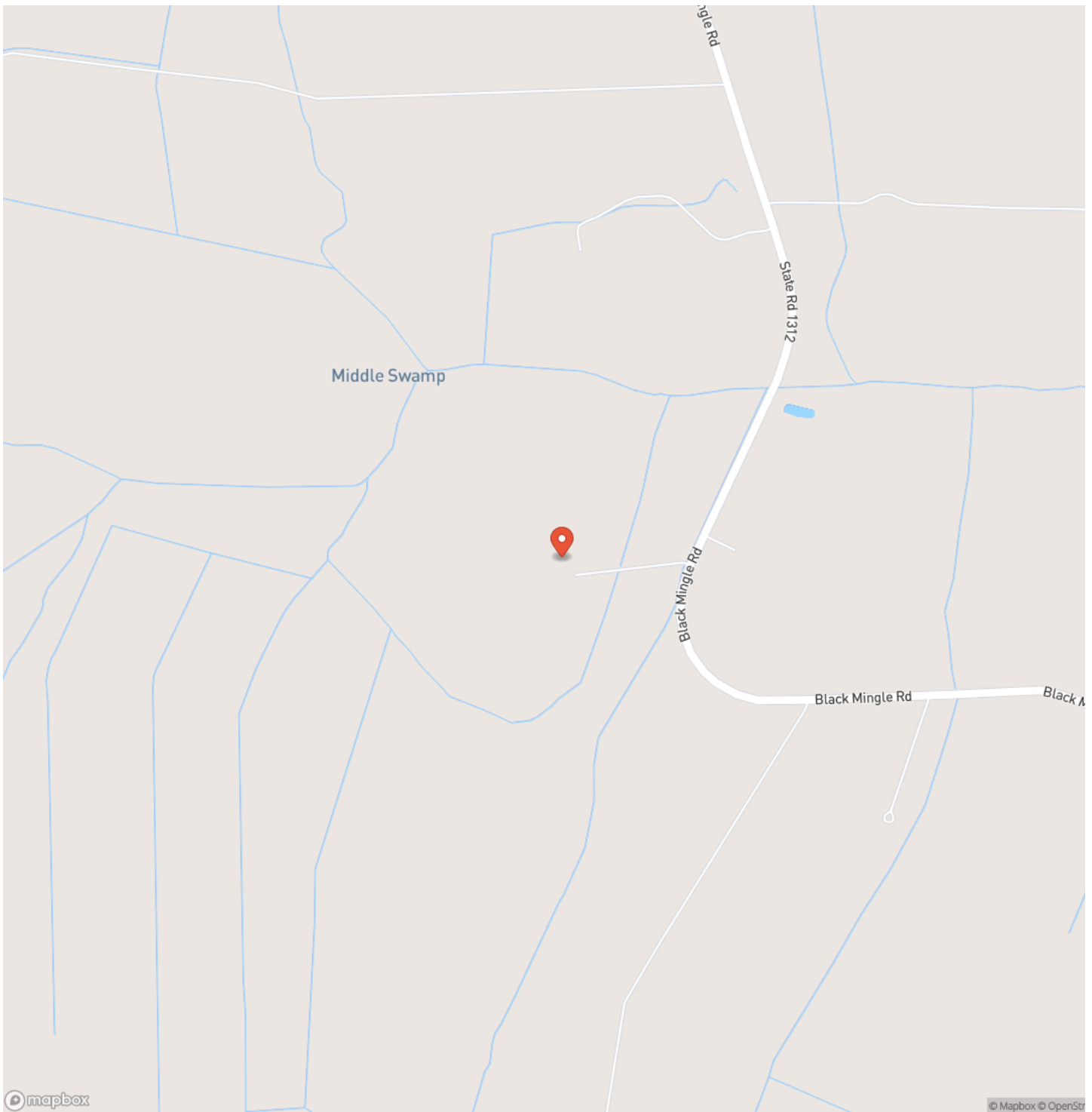
For more information on this and other land for sale in Gates County, contact John Perez at [252-325-4766](tel:252-325-4766) or by email at jperez@mossyoakproperties.com, or visit landandfarmsrealty.com.

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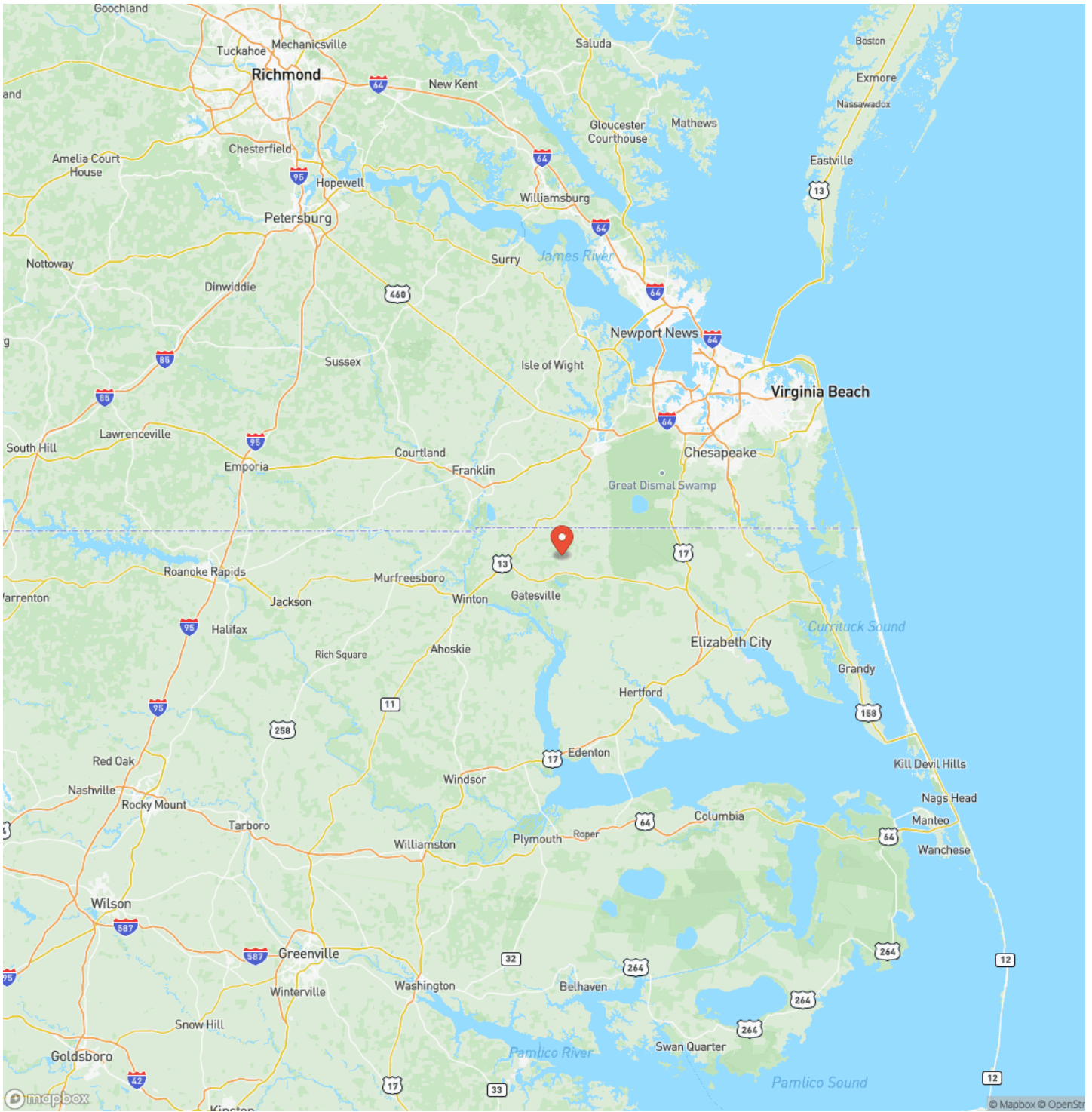
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Locator Map



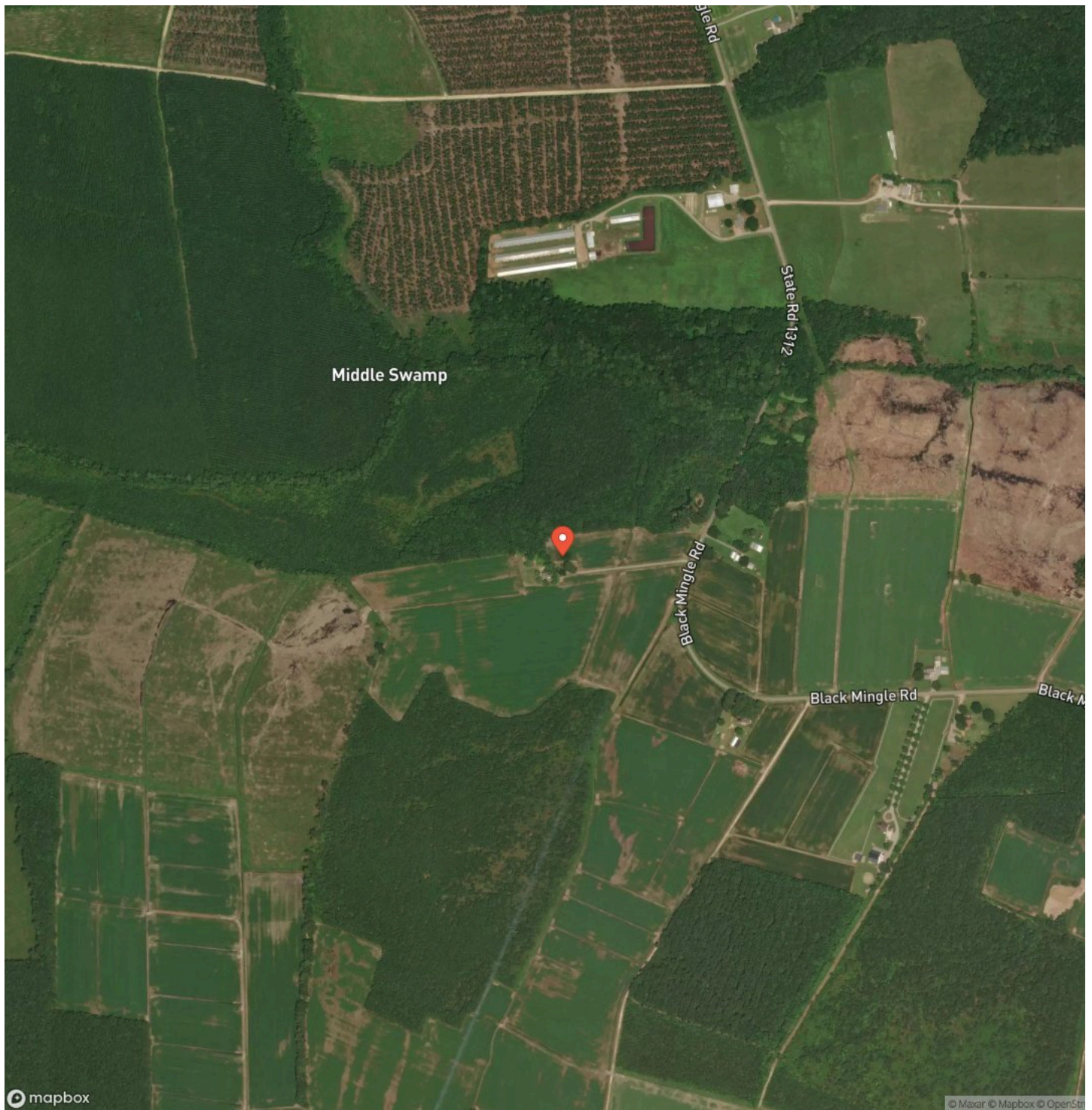
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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE
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City / State / Zip
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NOTES



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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