

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

**\$419,900**  
112± 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

**Latitude / Longitude**

36.48655 / -76.6827

**Acreage**

112

**Price**

\$419,900

**Property Website**

<https://www.mossoakproperties.com/property/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.

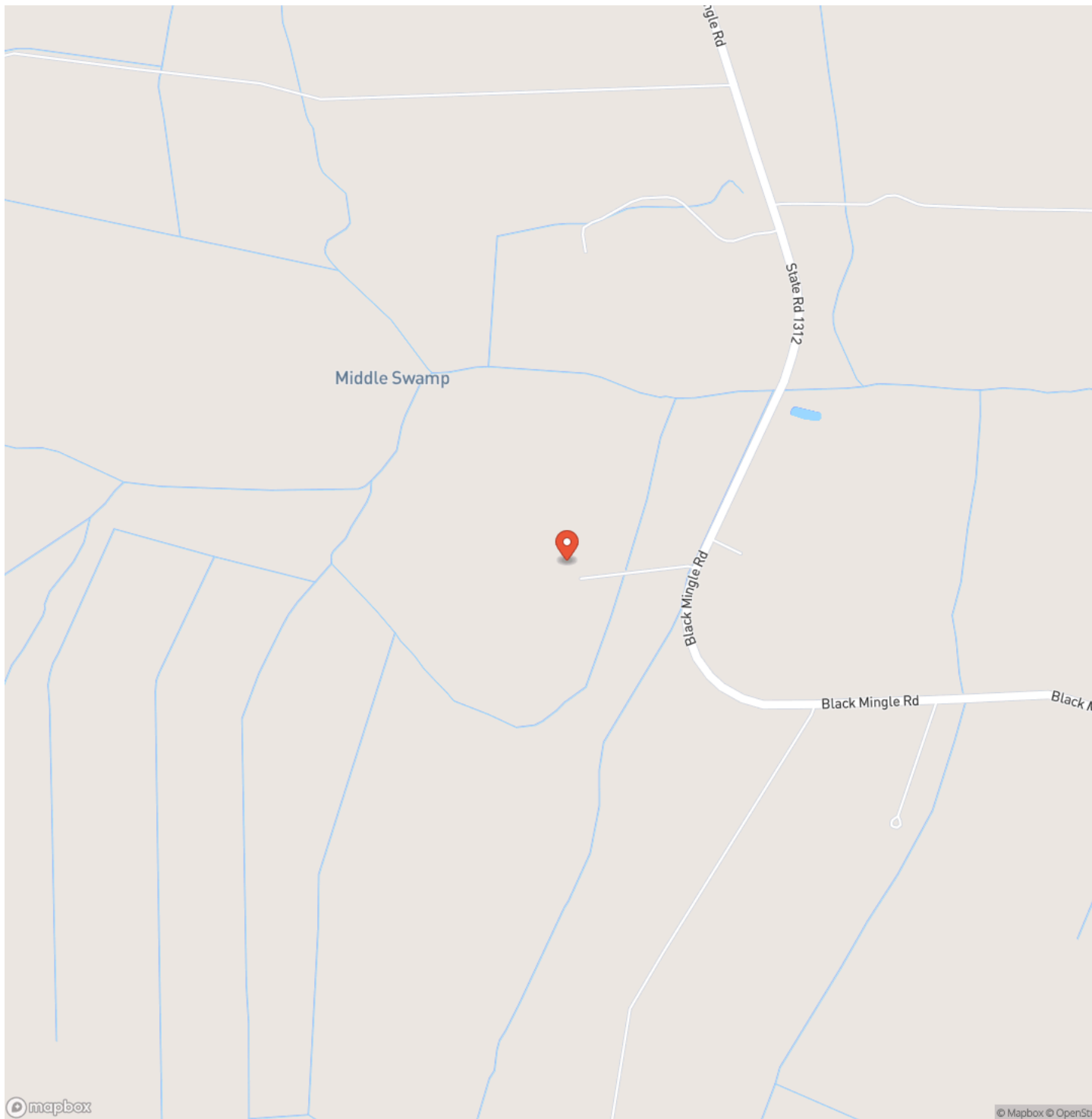
Whether you're an investor, farmer, or someone looking to put down roots, this is a property with real upside and long-term value.

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](mailto:jperez@mossyoakproperties.com), or visit [landandfarmsrealty.com](http://landandfarmsrealty.com).

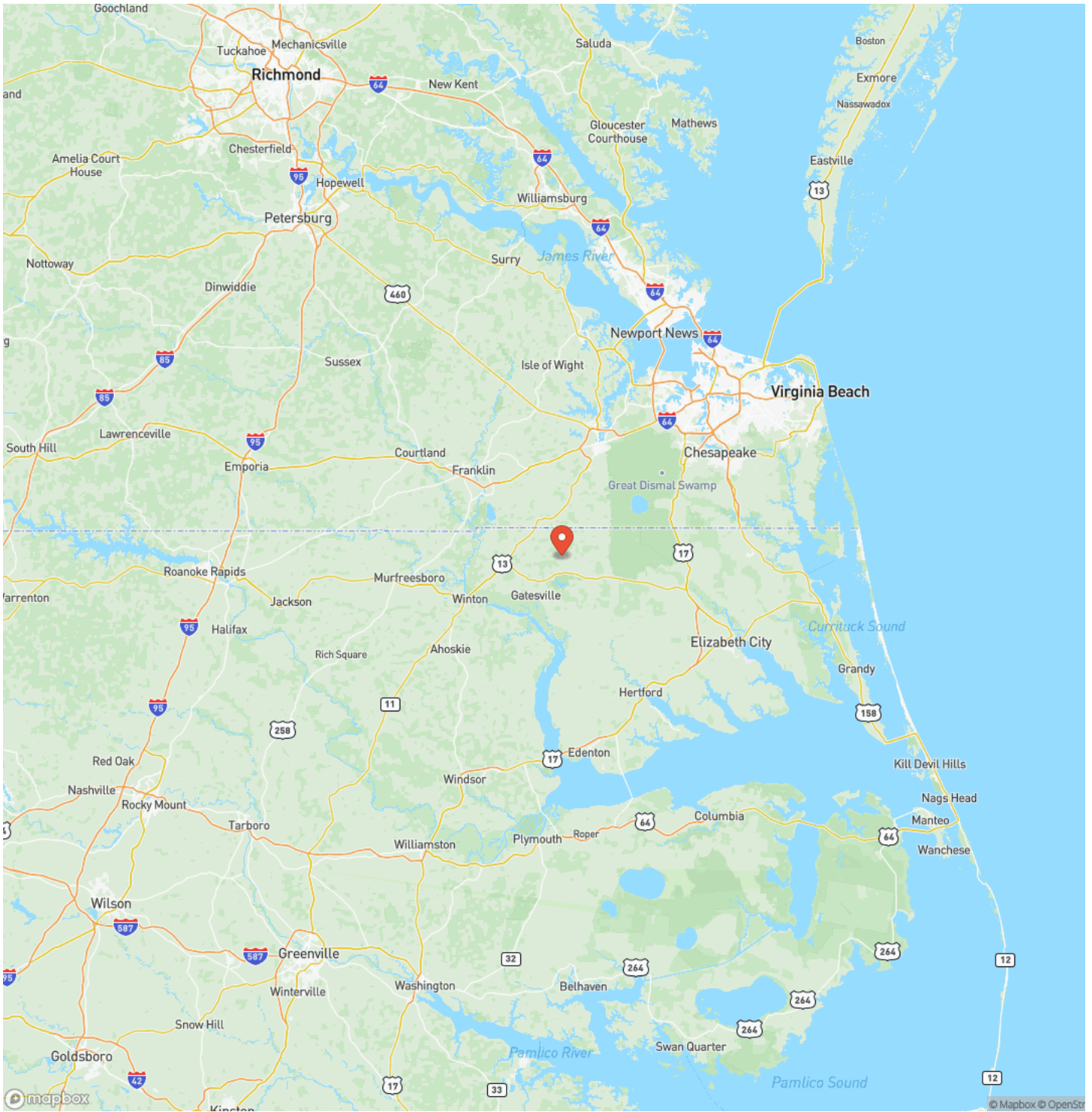
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## Locator Map

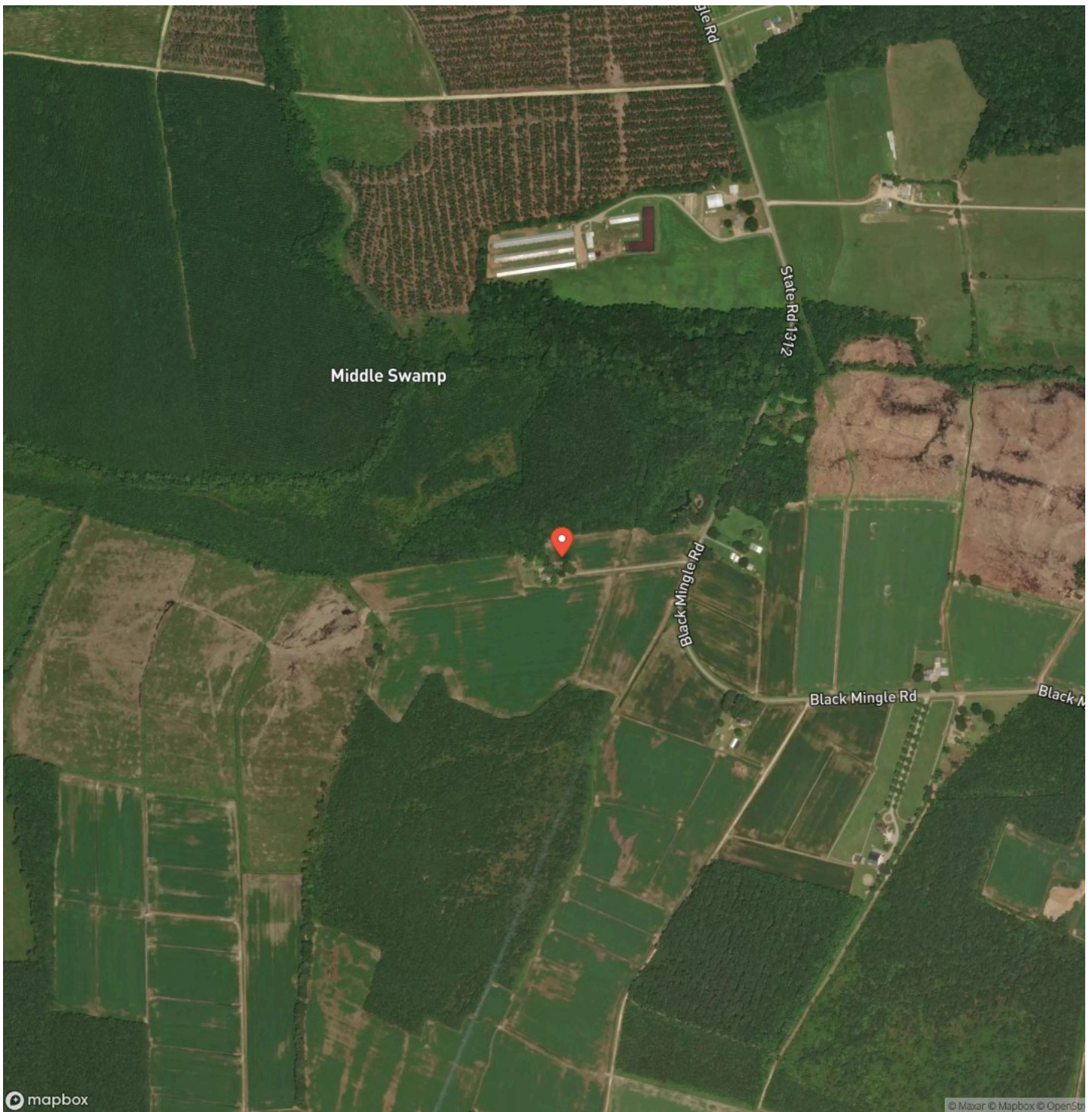


# Locator Map



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## Satellite Map







## **DISCLAIMERS**

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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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