

82 acres of Agricultural Land in Gates County, NC!
Off of Black Mingle Road
Gates, NC 27937

\$656,000
82± Acres
Gates County



**82 acres of Agricultural Land in Gates County, NC!
Gates, NC / Gates County**

SUMMARY

Address

Off of Black Mingle Road

City, State Zip

Gates, NC 27937

County

Gates County

Type

Hunting Land, Farms, Undeveloped Land, Horse Property,
Business Opportunity

Latitude / Longitude

36.4794 / -76.6688

Acreage

82

Price

\$656,000

Property Website

<https://www.mossoakproperties.com/property/82-acres-of-agricultural-land-in-gates-county-nc-gates-north-carolina/103308/>



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PROPERTY DESCRIPTION

Prime Farmland Featuring Extensive Road Frontage & Multiple Use Opportunities!

This versatile tract offers a rare opportunity to own a large parcel of productive farmland, ideal for a homestead, equestrian estate, multi-home family property, or working farm. With its layout, scale, and location, this property is perfectly suited for both lifestyle buyers and long-term investors.

With a proven history of agricultural productivity, the land is ready to continue generating income, and the option to lease the farmland provides immediate return potential. The combination of fertile soils and open acreage makes it highly functional for a wide range of farming operations.

Featuring over 4,200 feet of valuable road frontage on both Black Mingle and Middle Swamp Roads, this property stands out for its accessibility and future flexibility. Whether you envision multiple homesites, a private estate with separate living areas, or a long-term investment with subdivision potential (subject to approvals), the extensive frontage creates opportunities rarely found in today's market.

The expansive, open landscape provides a blank canvas for your vision-whether you're looking to build, establish an equestrian operation, or create a functional and efficient farming setup. The size and layout of the property allow for a variety of configurations to suit your needs.

Located in Gates County, NC, the property offers the perfect balance of rural living and convenience, with quick access to Virginia and an easy drive to the Outer Banks for coastal recreation. The area is also known for its excellent outdoor opportunities, including hunting, fishing, and access to nearby waterways. Its proximity to both the Outer Banks and Virginia Beach further enhances its appeal.

Whether you're looking to farm, build, invest, or create a legacy property, this tract delivers flexibility, income potential, and long-term value in a desirable and growing area.

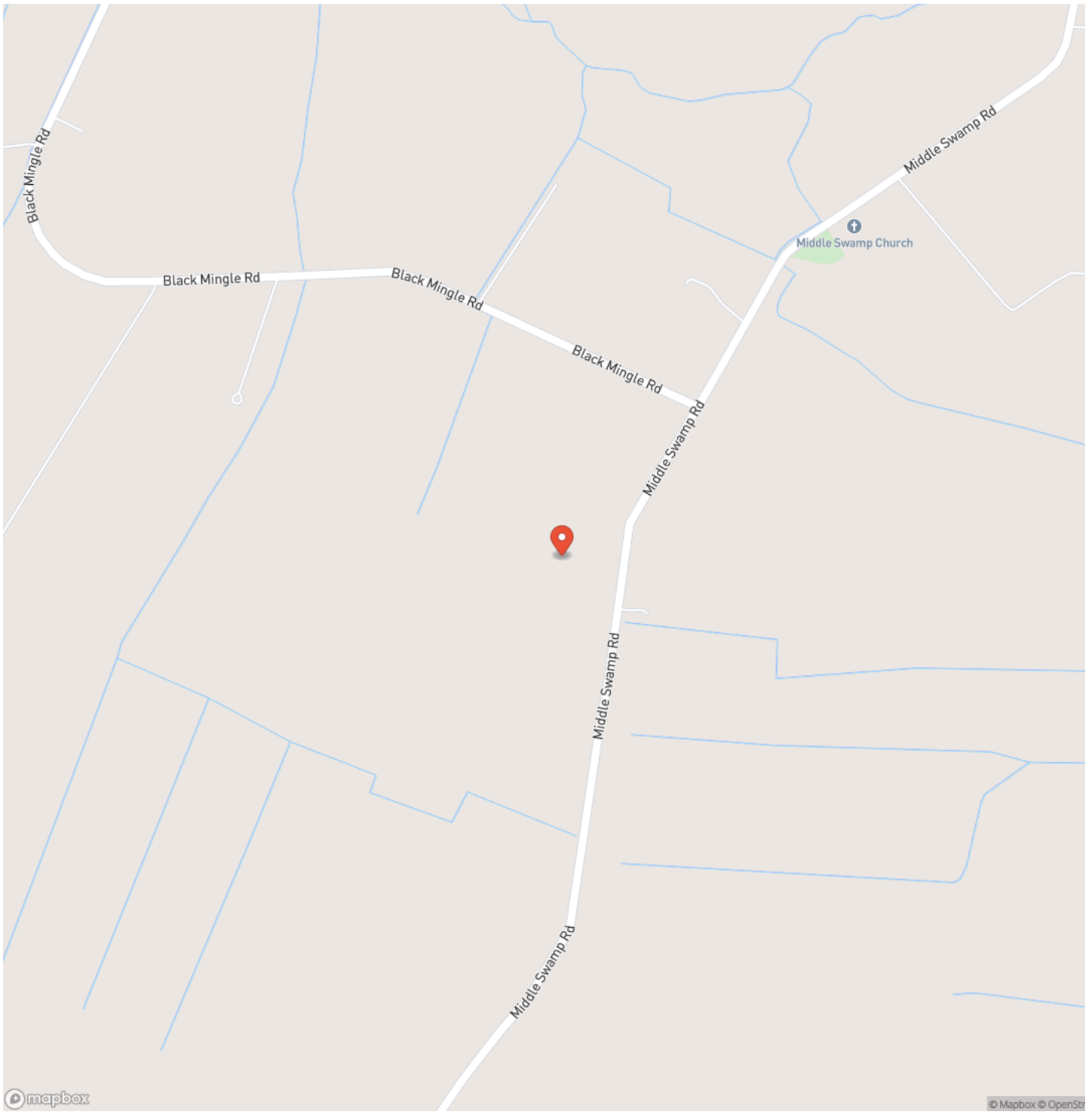
For more information on this and other land for sale in Gates County, contact John Perez at [252-325-4766](tel:252-325-4766) or by email at jperez@mossyoakproperties.com, or visit landandfarmsrealty.com.



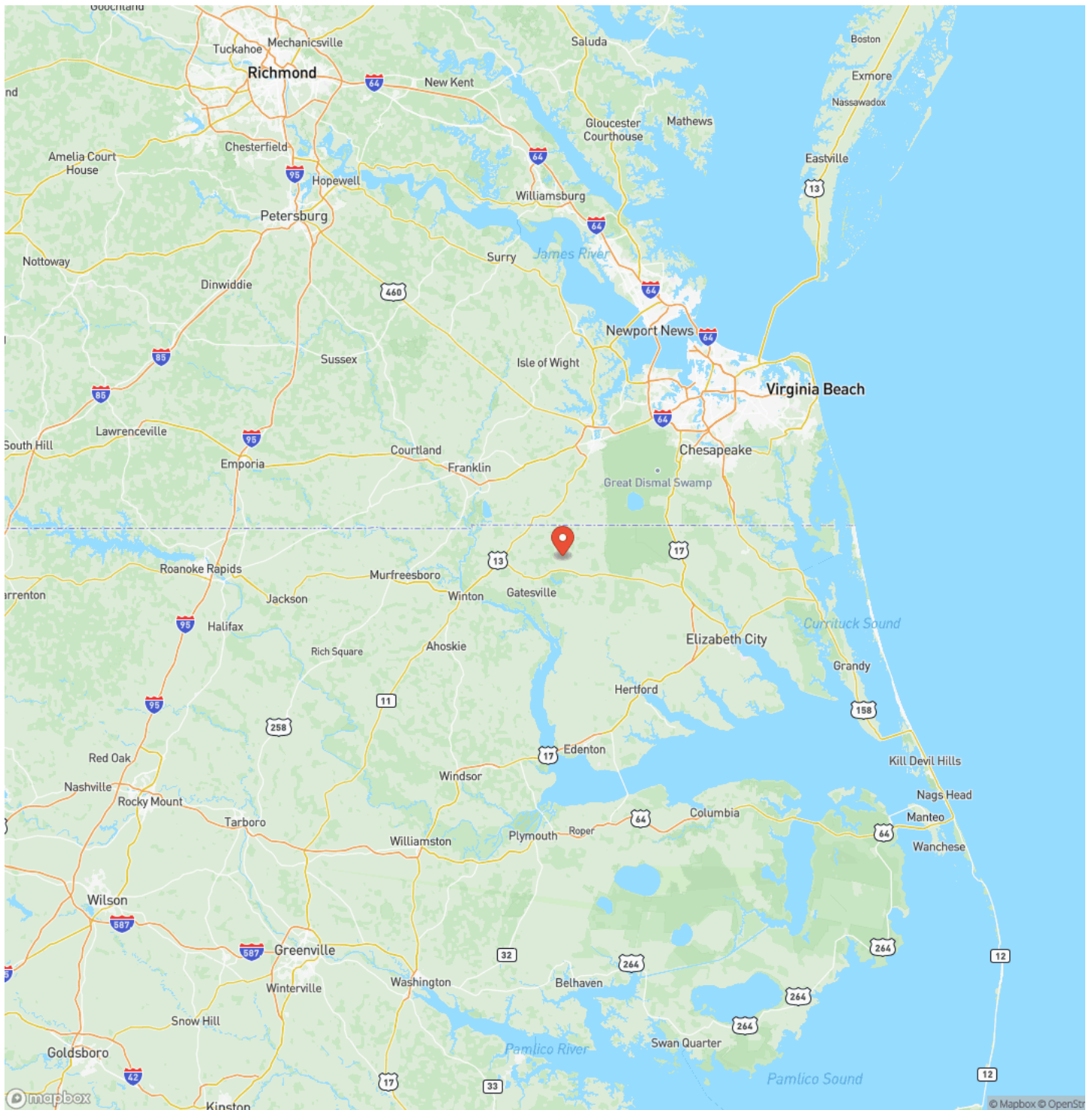
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Locator Map

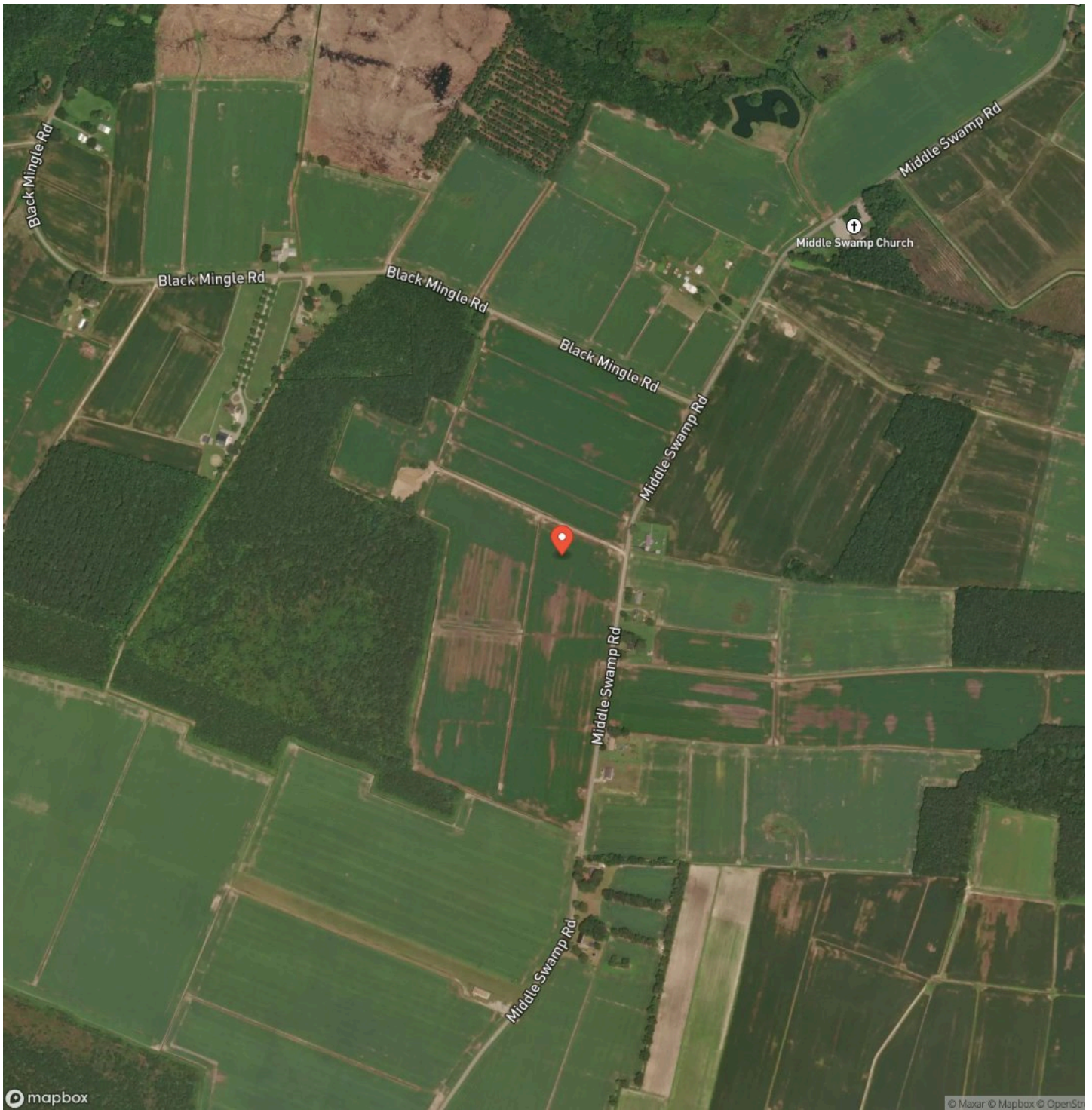


Locator Map



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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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