

**39.31 acres of Prestine Pasture Land For Sale in Warren
County, NC!
Off Pashcall Rd
Warrenton, NC 27589**

\$199,950
39.310± Acres
Warren County



39.31 acres of Prestine Pasture Land For Sale in Warren County, NC!
Warrenton, NC / Warren County

SUMMARY

Address

Off Pashcall Rd

City, State Zip

Warrenton, NC 27589

County

Warren County

Type

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

Latitude / Longitude

36.543339 / -78.165454

Acreage

39.310

Price

\$199,950

Property Website

<https://www.mossyoakproperties.com/property/39-31-acres-of-prestine-pasture-land-for-sale-in-warren-county-nc-warren-north-carolina/80315/>



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PROPERTY DESCRIPTION

For immediate assistance with this listing call Chase Furlough at [252-505-6893](tel:252-505-6893).

39.31 Acres of Beautiful Rolling Pasture Land For Sale in Warren County NC Located Outside the Charming Town of Warrenton. Minutes from Kerr Lake and Lake Gaston, This Property is Conveniently Located by also Being only Minutes from Highway 85. Call Chase Furlough at [252-505-6893](tel:252-505-6893) to schedule a showing today!

Close your eyes and allow your dreams and hard work to come to fruition! Whether you are looking for a weekend retreat to unwind after a long work week or a private country estate; this property provides the peace and tranquility you might be searching for! This is a truly spectacular residence and shop situated on 39.31 acres of pristine pasture land. Located just outside the quaint Town of Warrenton, North Carolina in the County of Warren. The property is strategically located directly on the North Carolina and Virginia border between the famed and well-known expansive Kerr and Gaston Lakes; just off of Hwy 85. In these lakes there are some of the best striper and bass fishing in the State of North Carolina. Access to the fishing grounds is a breeze with multiple boat ramps located within a short driving distance, the closest being only approx. 4 minutes from the driveway! Not only does the property provide a secluded peaceful ambiance, but it also provides ample outdoor and recreational opportunities!

The property features a precise pasture management plan with soil samples regularly processed to ensure an approx. 90% fescue blend. The property is entirely fenced and cross fenced providing (4) separate paddocks to allow for proper pasture rotation. High quality fencing materials were used when originally installed a few years prior featuring a high tensile net wire and a single barb wire strand across the top costing approx. \$30,000! A large 1.5 +/- acre pond is also to be noted with a consistent 100 gallon a minute creek fed flow ensuring ample water supply for many agricultural needs.

Located only 6 miles from Interstate I-85 it makes this location ideal for access to the surrounding cities. Once enroute you will be under an hour drive from both the growing triangle area of Durham and Wake Counties, also you can find yourself in the Richmond area within an hour and a half! If you would like to schedule a showing of the property or have any additional questions about or regarding this rare opportunity, please contact Chase Furlough.

*All showings are to be scheduled with a minimum of a (24) hour advance notice required.

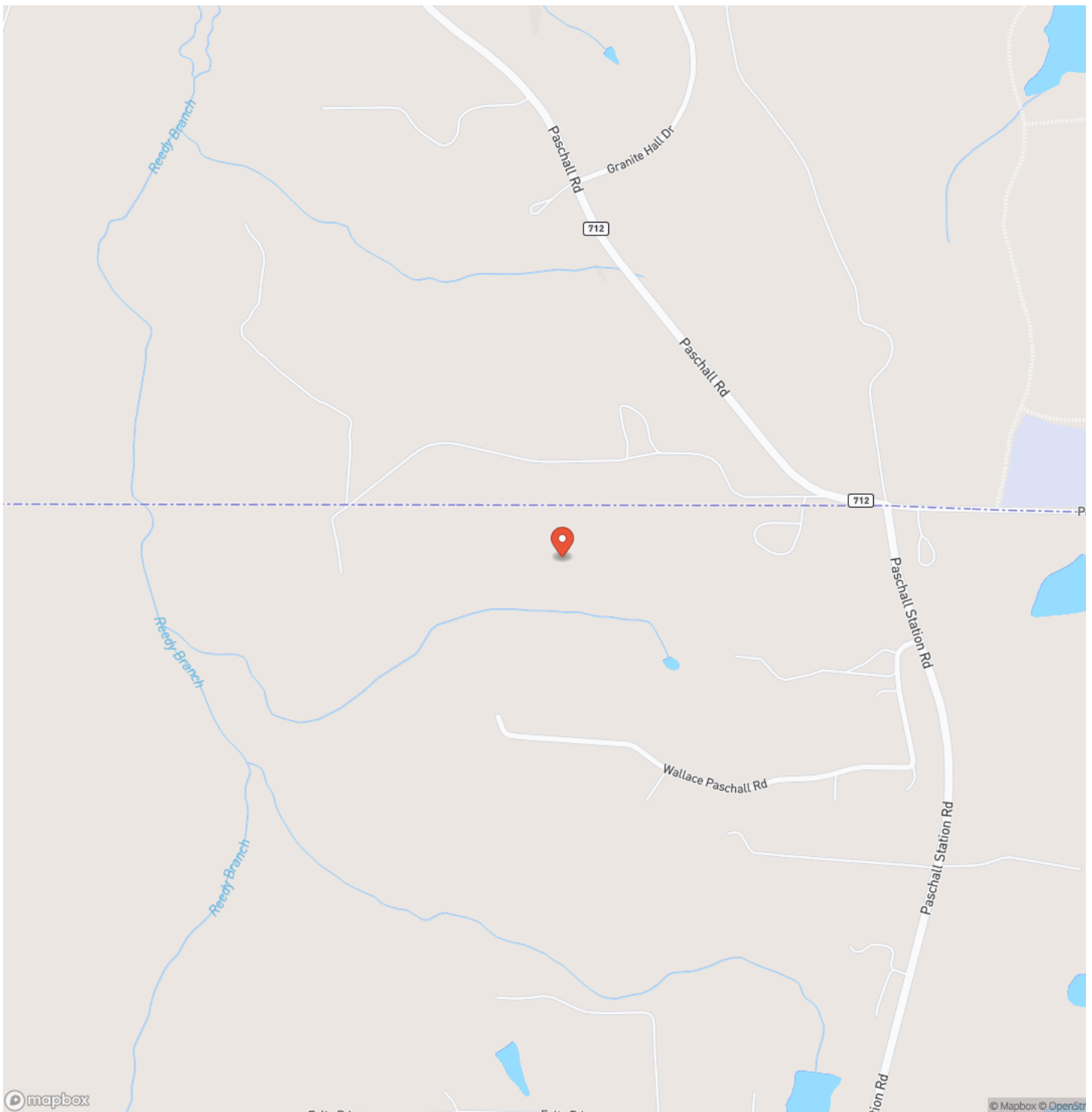
For more information on this and other land for sale in Warren County, contact Land and Farms Realty at [844-480-5263](tel:844-480-5263) or visit landandfarmsrealty.com.

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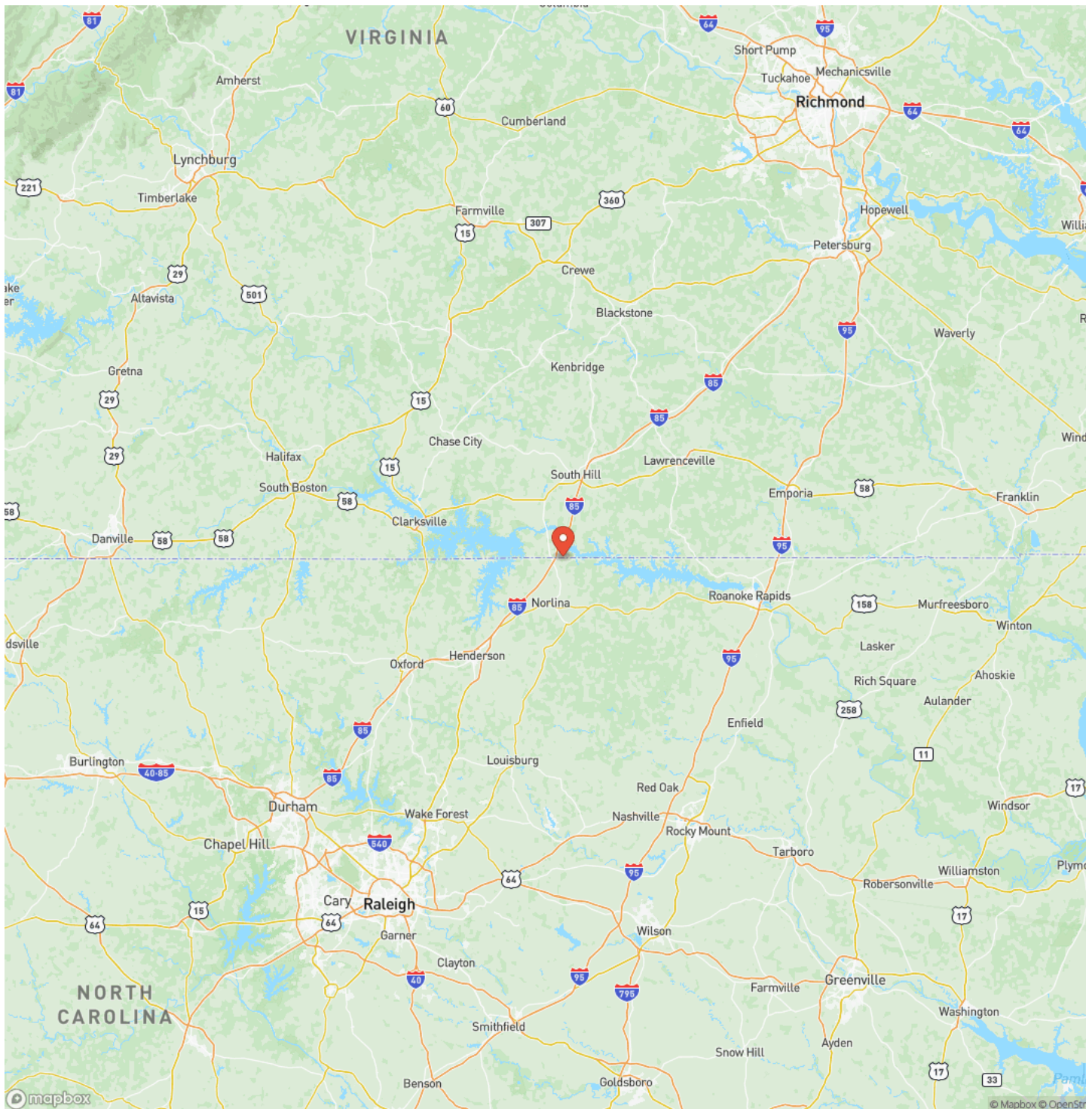
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Warrenton, NC / Warren County

Locator Map



Warrenton, NC / Warren County

Locator Map



39.31 acres of Prestine Pasture Land For Sale in Warren County, NC!
Warrenton, NC / Warren County

Satellite Map



39.31 acres of Prestine Pasture Land For Sale in Warren County, NC! Warrenton, NC / Warren County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chase Furlough

Mobile

(252) 505-6893

Office

(844) 480-5263

Email

cfurlough@mossyoakproperties.com

Address

626 Lewis Road

City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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