

**UNDER CONTRACT!! 1.45 acres of Residential Land For
Sale in Harnett County, NC!
1.45 ac Off Titan Roberts Rd
Erwin, NC 28339**

\$49,900
1.45± Acres
Harnett County



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Erwin, NC / Harnett County

SUMMARY

Address

1.45 ac Off Titan Roberts Rd

City, State Zip

Erwin, NC 28339

County

Harnett County

Type

Undeveloped Land, Lot, Business Opportunity

Latitude / Longitude

35.319292 / -78.722047

Acreage

1.45

Price

\$49,900

Property Website

<https://www.mossyoakproperties.com/property/under-contract-1-45-acres-of-residential-land-for-sale-in-harnett-county-nc--harnett-north-carolina/112532/>



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PROPERTY DESCRIPTION

Looking for a property with enough space to build your dream home and still be in an ideal location? Look no further! Build the home you have always wanted on this beautiful 1.45 acres in Erwin, NC!

Escape the hustle and bustle without giving up convenience! This beautiful 1.45-acre unrestricted tract offers the perfect setting to build your dream home while enjoying the peace and privacy of country living.

Whether you're dreaming of a custom home, a mini homestead, or simply a place to enjoy the peace and quiet of the countryside, this property offers the flexibility to make it your own—without the restrictions of an HOA or restrictive covenants.

Featuring open farmland and plenty of usable space, this property provides the perfect canvas for your future home with room to add a detached workshop, garage, garden, outdoor entertaining area, or all the extras that make a property truly yours. Enjoy the freedom to design and build at your own pace while taking advantage of the privacy and charm that country living has to offer.

Adding even more value, a soil evaluation has already been completed, showing the potential to apply for a septic permit, helping you take the next step toward bringing your building plans to life. Another added bonus is county water at the road and sewer per the county GIS map.

Conveniently located off Titan Roberts Road, this property offers the best of both worlds: peaceful rural surroundings with easy access to nearby amenities. You'll be just 15 minutes from Dunn, 30 minutes from Fayetteville, approximately 45 minutes from Sanford, and about one hour from Raleigh and RDU International Airport, making daily commuting or weekend travel a breeze.

Whether you're a first-time homebuilder, looking to escape the city, or searching for land to invest in for the future, this property presents an exceptional opportunity to own unrestricted acreage in a growing area. Bring your builder, your vision, and your dreams—there's plenty of room to make them a reality!

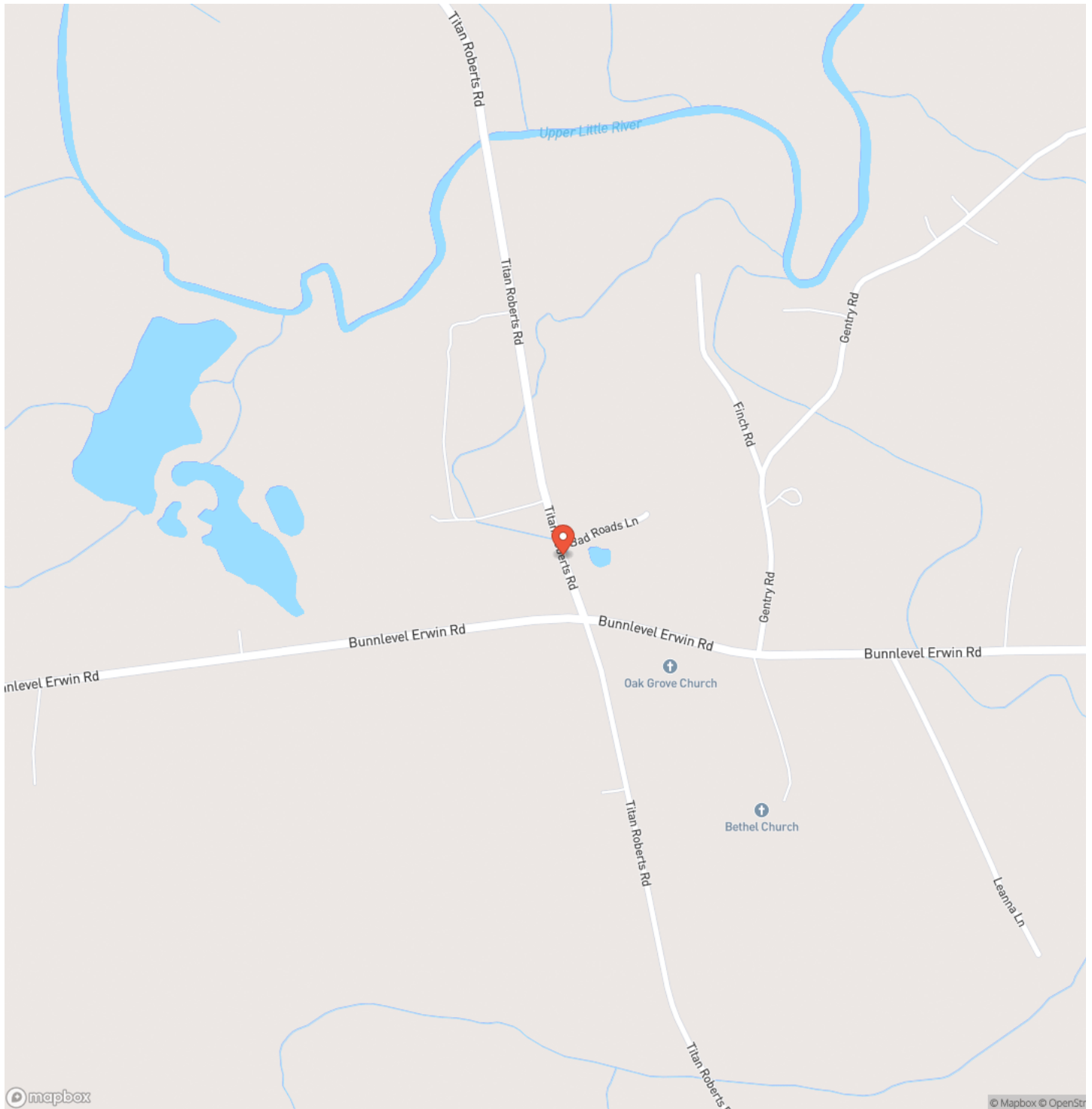
For more information on this and other land for sale in Harnett County, contact Chase Furlough at [252-505-6893](tel:252-505-6893) or by email at cfurlough@mossyoakproperties.com, or visit landandfarmsrealty.com.

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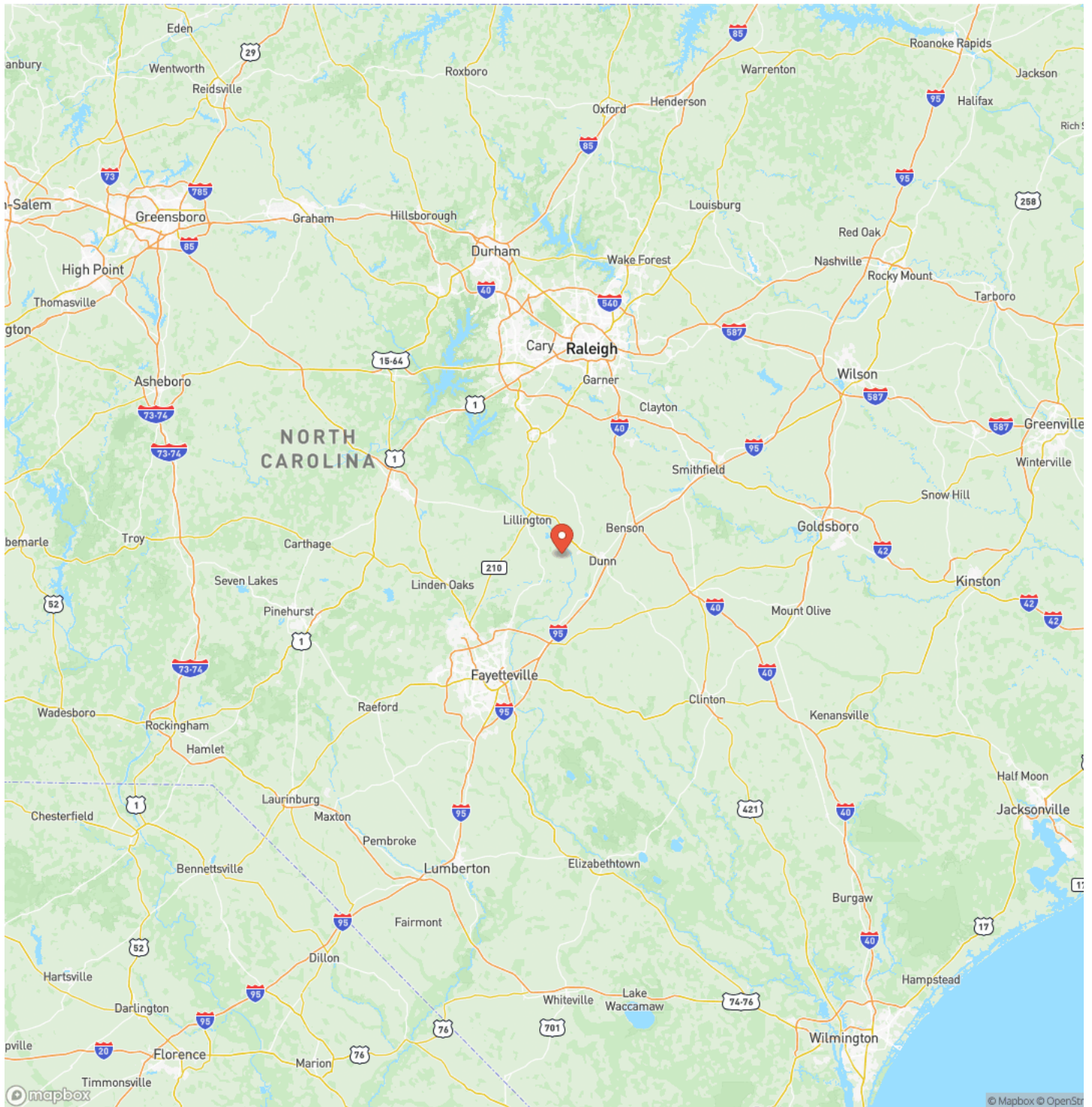
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Locator Map



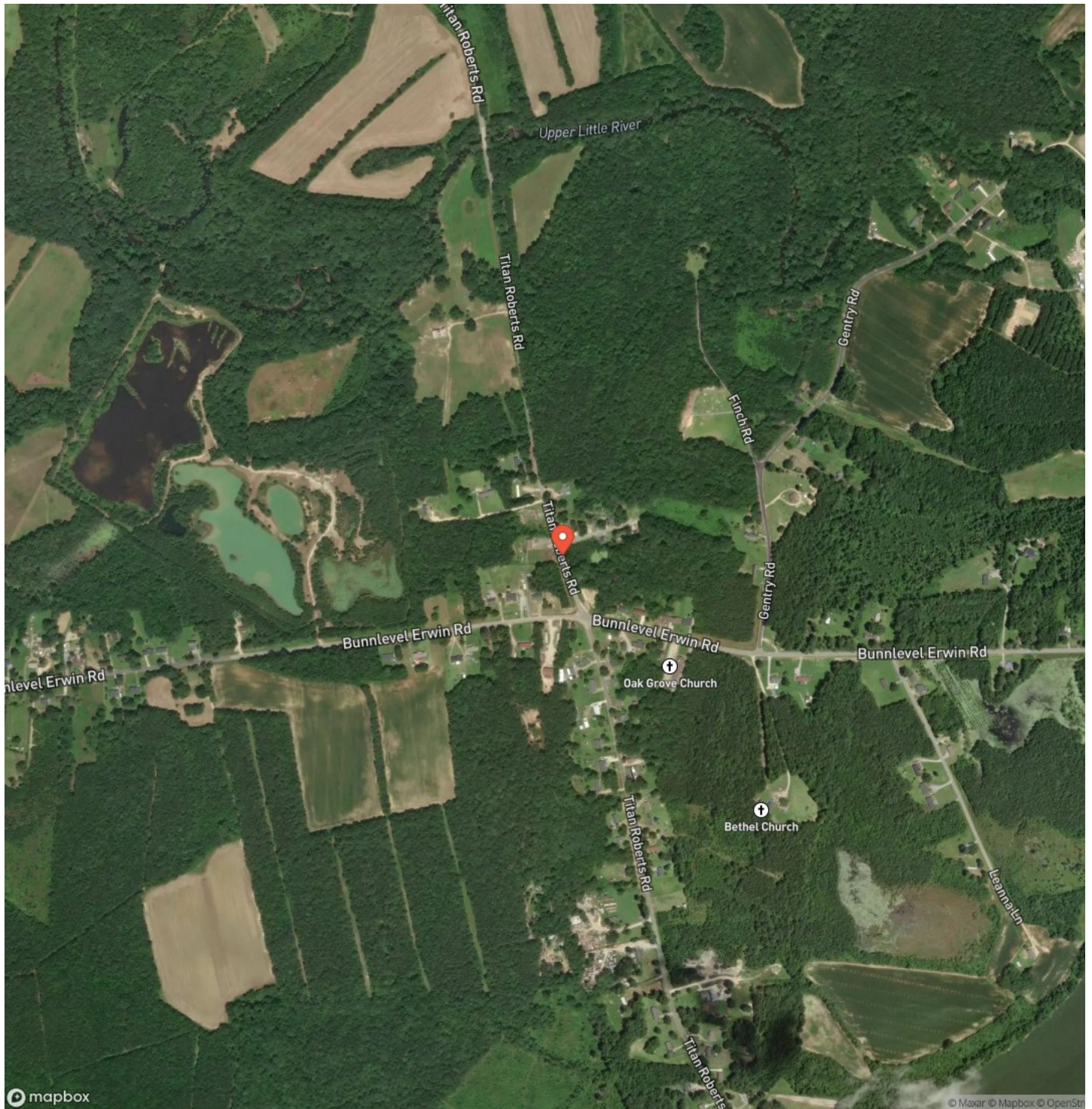
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Locator Map



UNDER CONTRACT!! 1.45 acres of Residential Land For Sale in Harnett County, NC!
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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City / State / Zip

Fountain, NC 27859

NOTES



This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<https://www.mossyoakproperties.com/>

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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