

795 ELK SHOALS CHURCH LOOP

STONY POINT, NORTH CAROLINA



\$9,540,000

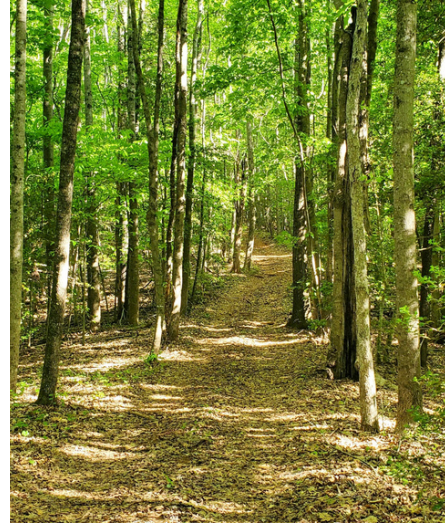
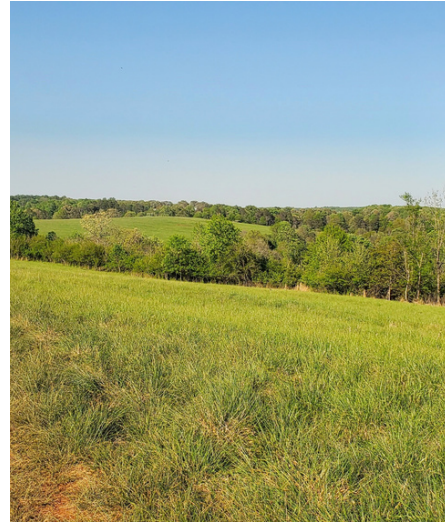


LOOKOUT SHOALS LEGACY

1,060 +/- ACRES OF WOODS, WATER & ENDLESS POSSIBILITIES

Encompassing approximately 1,060 acres in Alexander County, this extraordinary property brings together expansive acreage, scenic river frontage, productive pasture, and managed timber. More than 7,000 linear feet along Lookout Shoals Lake and the Catawba River provide an impressive waterfront setting with long-range views, a pier, and a dock, while the property's mix of hardwoods, pines, open fields, multiple streams, and wooded acreage creates a diverse landscape. Miles of interior dirt roads and trails wind throughout the property, offering access to its many distinct areas and an opportunity to experience the property's remarkable scale firsthand.

- ✓ 1,060 +/- ACRES
- ✓ RIVER FRONTAGE
- ✓ EXTENSIVE TRAIL SYSTEM
- ✓ MANAGED TIMBER
- ✓ FENCED PASTURE
- ✓ LONG-TERM INCOME



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Designed for both immediate functionality and long-term opportunity, the property includes several hundred acres of fenced pasture with a long-term income-producing lease, along with managed timber at varying stages of growth. Two older homes, sheds, outbuildings, wells, riding trails, and approximately 7,000 linear feet of state road frontage further enhance the property's infrastructure. Whether envisioned as a private estate, working farm, agricultural operation, recreational retreat, or long-term land investment, this substantial offering provides an exceptional canvas with the resources and versatility to support a wide range of uses.

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