

**UPDATED!! 12.625 acres of Residential and Recreational  
Land For Sale in Vance County NC!  
Off Mt Pleasant Church Road  
Manson, NC 27553**

**\$139,900**  
12.62± Acres  
Vance County



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Manson, NC / Vance County**

**SUMMARY**

**Address**

Off Mt Pleasant Church Road

**City, State Zip**

Manson, NC 27553

**County**

Vance County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

36.4734 / -78.3422

**Acreage**

12.62

**Price**

\$139,900

**Property Website**

<https://www.mossoakproperties.com/property/updated-12-625-acres-of-residential-and-recreational-land-for-sale-in-vance-county-nc-/vance/north-carolina/98984/>



## **UPDATED!! 12.625 acres of Residential and Recreational Land For Sale in Vance County NC! Manson, NC / Vance County**

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### **PROPERTY DESCRIPTION**

**With plenty of room to roam and Kerr Lake right around the corner, this property offers a unique opportunity to have the seclusion of a larger tract and ease of access to enjoy many lake activities!**

This 12.625-acre property is located in the northeastern section of Vance County, right “next door” to Kerr Lake. The opportunity is here to have the privacy you have always wanted with convenient access to I-85 and other amenities. This tract is comprised of 12.1+/- acres of mixed timber with an area of .5 +/- acres of open land along the roadside. It also offers 252 +/- feet of road frontage along Mt Pleasant Church Road. The topography is relatively flat from the road frontage through the central part of the property. There is an open area towards the center of the property that can be cleaned up and become a potential homesite or a small food plot for wildlife. The eastern portion gives way to small drainages that flow into a creek located near the back property line.

A recent soil study shows two areas of viable soils for up to a four-bedroom conventional septic system along the southern boundary of the property. These were the only two areas tested, leaving the chance that more acceptable soils could be found in the central and northern areas. Not only does this bode well for a single-family residence, but it also shows there is the option for development possibilities as well.

Recreational opportunities near the lake are endless, such as boating, fishing, hiking, and camping, which give many options for weekend family adventures. Bullocksville Park is located just minutes away, with a boat launch to make access to the lake even more convenient and enjoyable.

An old, abandoned homesite is located in the north-central part of the property and should not be entered.

Things to know:

- Approximately 252 feet of road frontage
- No known deed restrictions
- Viable soils for up to a four-bedroom conventional septic system
- Ease of access to Kerr Lake
- Henderson 14 miles away, Oxford 24 miles away, Creedmoor 38 miles away, Roanoke Rapids 42 miles away, Raleigh 56 miles away, Boydton, VA 26 miles away, Clarksville, VA 36 miles away

Places of interest:

- Several areas of interest surrounding Kerr Lake for hiking, camping, boating, fishing, and bird watching can be found through the Kerr Lake State Recreational Area website- <https://www.ncparks.gov/state-parks/kerr-lake-state-recreation-area>
- Raleigh Road Outdoor Theatre- <https://www.raleighroaddrivein.com/>
- Adventure Island- <https://www.adventureislandnc.com/>

Vance County School District:

- E O Young Jr Elementary School 5.2 miles away
- Vance County Middle School 8.6 miles away
- Vance High School 11.9 miles away

I invite you to explore this embedded map, which shows a detailed view of the property and the surrounding area. <https://id.land/maps/1c9421005e60d6ae79597bbcf957603/share/unbranded>  
For more information on this and other land for sale in Vance County, contact Phillip Scott at [336-263-7935](tel:336-263-7935) or by email at [psscott@mossyoakproperties.com](mailto:psscott@mossyoakproperties.com), or visit [landandfarmsrealty.com](http://landandfarmsrealty.com).



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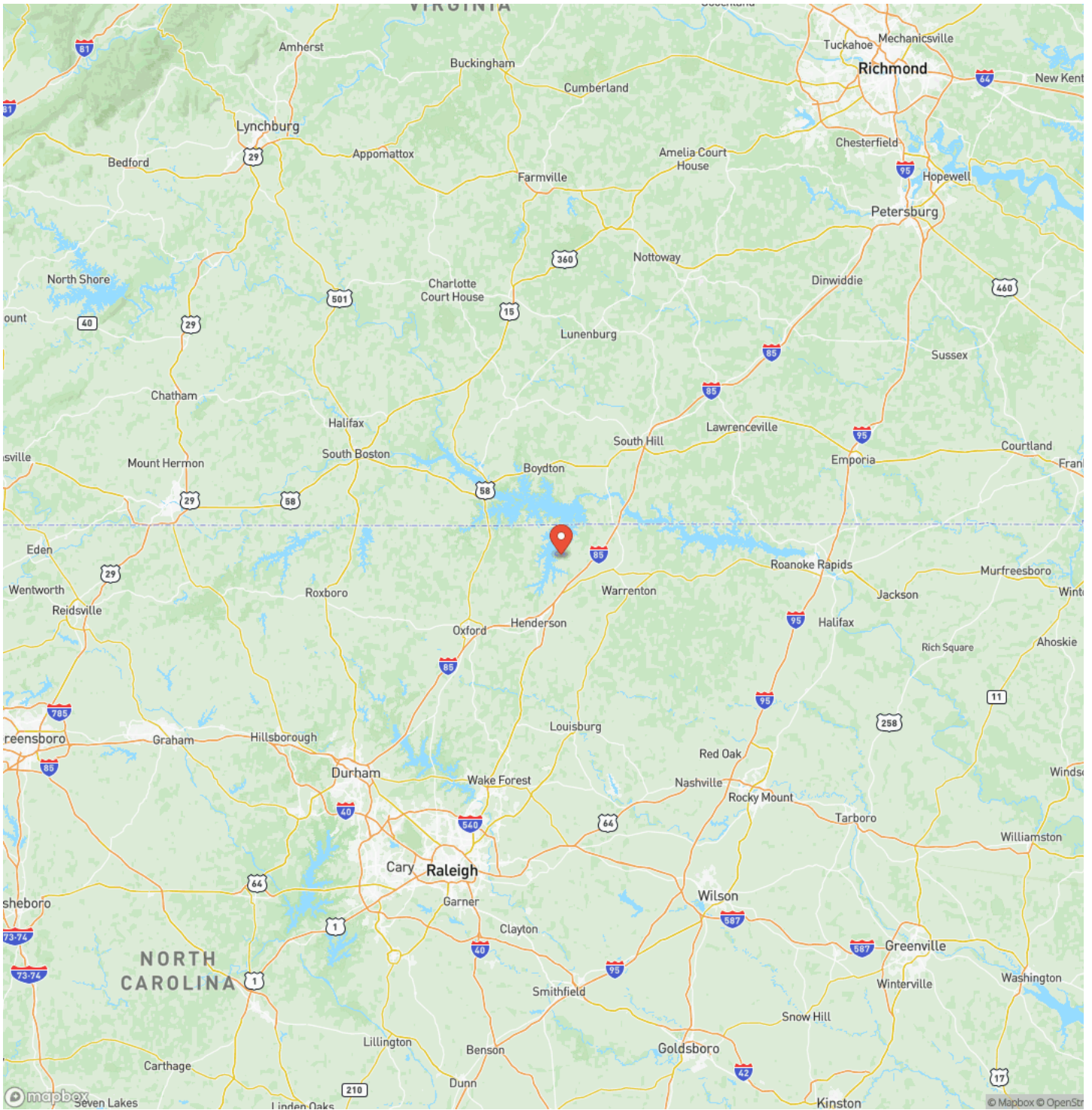
**Soil Area A**



## Locator Map



## Locator Map



## 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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**Mossy Oak Properties Land and Farms Realty**  
101 Budleigh Street, Suite F  
Manteo, NC 27954  
(844) 480-5263  
[www.landandfarmsrealty.com](http://www.landandfarmsrealty.com)

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