

UNDER CONTRACT!! 17.45 acres of multi-use land for sale in Person County, NC!
Off Ephesus Church Road
Semora, NC 27343

\$138,550
17.45± Acres
Person County



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Semora, NC / Person County**

SUMMARY

Address

Off Ephesus Church Road

City, State Zip

Semora, NC 27343

County

Person County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land, Horse Property

Latitude / Longitude

36.5316 / -79.0237

Acreage

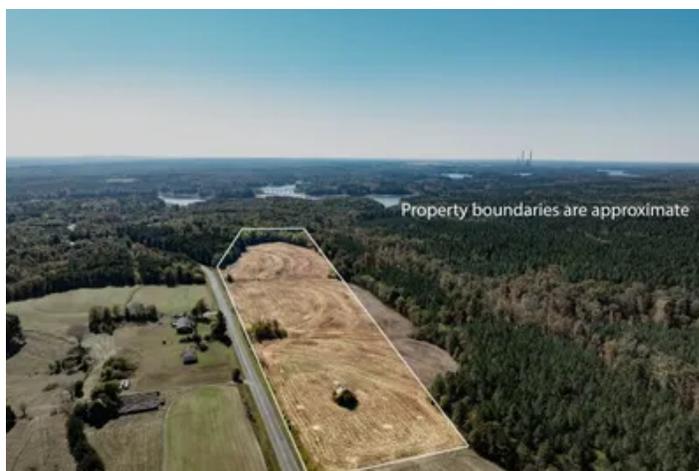
17.45

Price

\$138,550

Property Website

<https://www.mossyoakproperties.com/property/under-contract-17-45-acres-of-multi-use-land-for-sale-in-person-county-nc-/person/north-carolina/92918/>



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PROPERTY DESCRIPTION

For immediate assistance with this listing call Phillip Scott at [336-263-7935](tel:336-263-7935).

Imagine owning a blank canvas to build your dreams on! Well look no further than this beautiful 17.45 Acre property in northern Person County just walking distance from Hyco Lake! For immediate assistance with this listing call Phillip Scott at [336-263-7935](tel:336-263-7935) !

Located in north central Person County, this 17.45 acre multi-use tract offers many options for someone looking for a rural, country setting. There is approximately 1,305 feet of road frontage along Ephesus Church Road. Electrical service also runs along the entire road frontage of the property. The approximate 15 acres of open, tillable land is a blank canvas for a creative mind such as a mini-farm, homestead, horticultural purposes, pastureland, possibilities of a pond, and so much more. There is no known deed restrictions so bring your livestock and enjoy your animals and country living at its finest. The topography of this tract has a gentle slope downward from the east (road frontage) towards the western boundary. A recent soil evaluation shows viable soils for a 5 bedroom home with an anaerobic drip to pretreatment drip septic system depending on location.

This property also provides an excellent opportunity for lake enthusiasts as it is located just to the north of Hyco Lake. This lake, along with Mayo Lake, also has many other activities surrounding them such as hiking trails and campgrounds. Check out these areas and more activities in Person County in the link provided <https://itsbetterinperson.com/things-to-do/>.

Another major perk of this property is that it adjoins an expansive amount of North Carolina Wildlife Gamelands, which gives you the options to hunt turkeys in the spring or chase big whitetail bucks in the fall, not to mention the fishing and hiking adventures as well. All this is just a hop, skip and a jump out of your back door! Opportunities like this to purchase properties that have so many options do not come along often so don't miss out!

Things to know:

- Recent soil evaluations show soils viable for an anaerobic drip to pretreatment drip septic system depending on location
- Approximately 1,305 feet of road frontage
- No known deed restrictions
- 4G LTE service confirmed with Verizon
- Expansive North Carolina Wildlife Gamelands adjoins property
- This property is nestled in between several cities, which allows you to not be too far away from the necessities of life! Danville, Va is 22 miles away, South Boston, Va is 19 miles away, and downtown Roxboro, NC is 16 miles away.

Areas of interest:

- Hyco Lake- (9.8 miles away for boat access) <https://www.hycolake.org/>
- Mayo Lake- (20 miles away) <https://www.personcountync.gov/government/departments-i-z/recreation-arts-parks/mayo-park-and-lake>
- Virginia International Raceway- (12 miles away) <https://virnow.com/>
- Caesar's Virginia Casino- (27 miles away) <https://www.caesars.com/caesars-virginia>
- South Boston Speedway- (21 miles away) <https://www.southbostonspeedway.com/>

Person County School District:

- Woodland Elementary - PK-5 (13 miles away)
- Northern Middle School - 6-8 (16 miles away)
- Person High School - 9-12 (17 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/2202169058577a790d5d2e025caafe4/share/unbranded>.

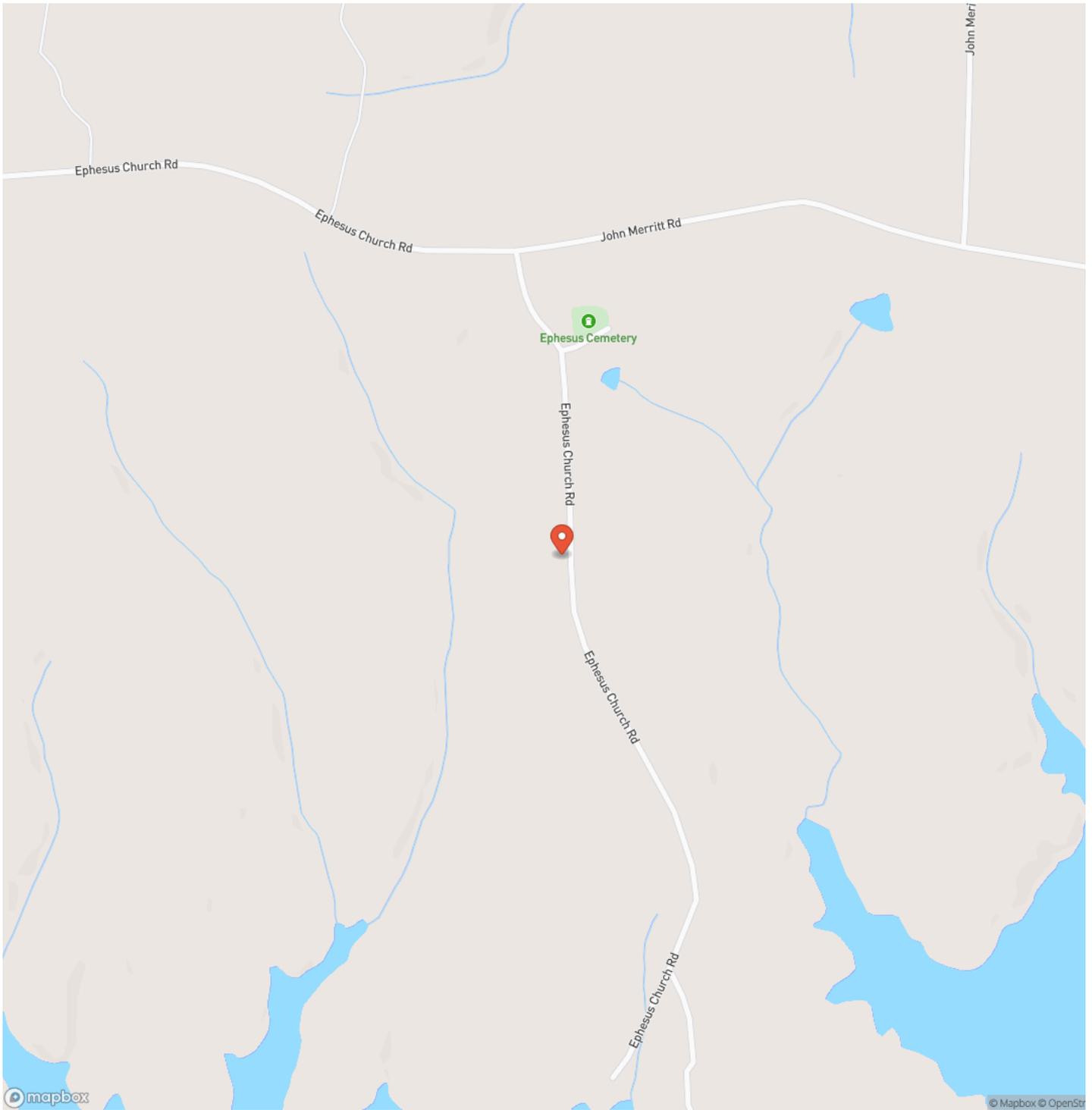


For more information on this and other land for sale in Person County, contact Phillip Scott at [336-263-7935](tel:336-263-7935) or by email at psscott@mossyoakproperties.com, or visit landandfarmsrealty.com.



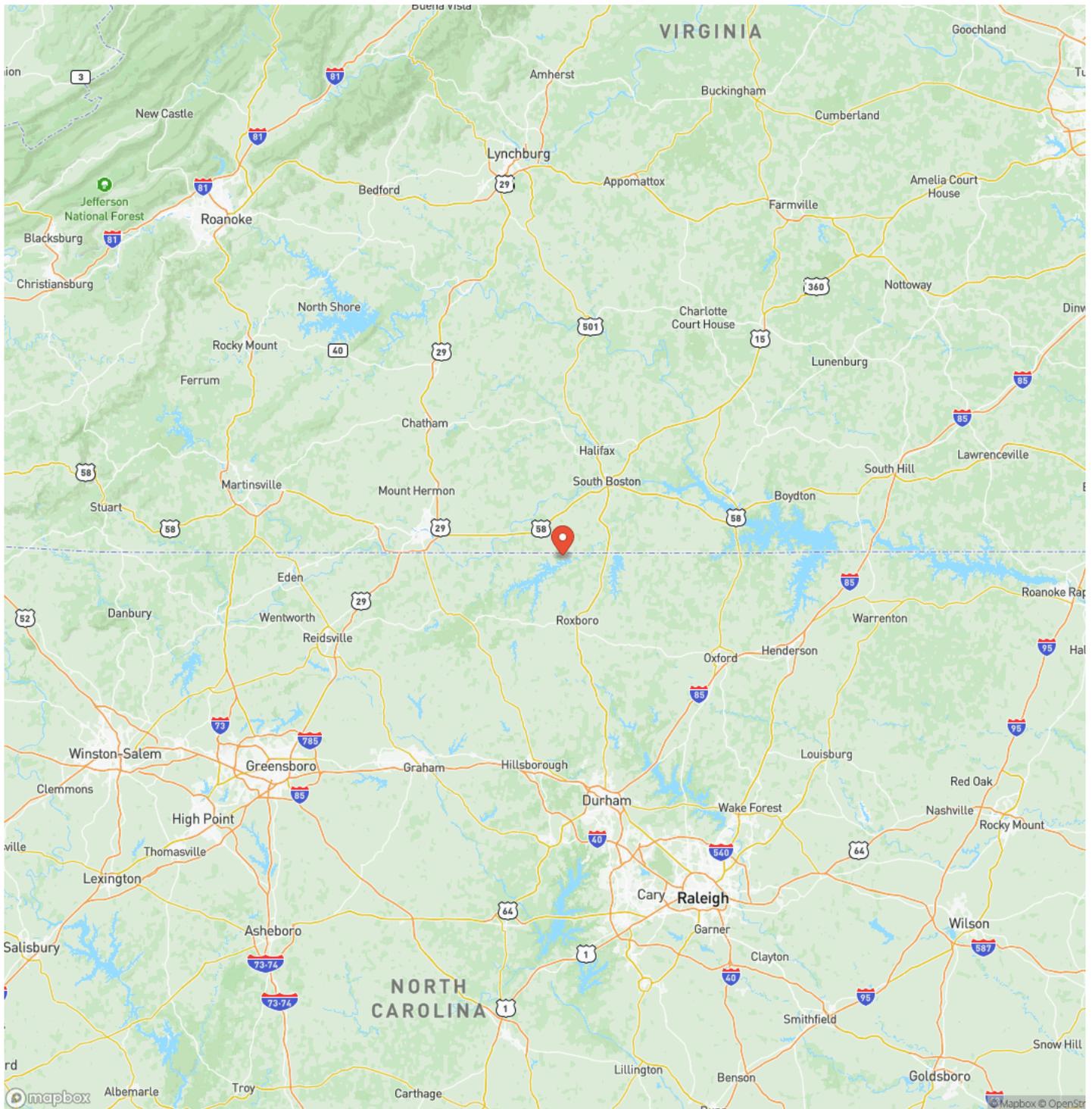
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Locator Map



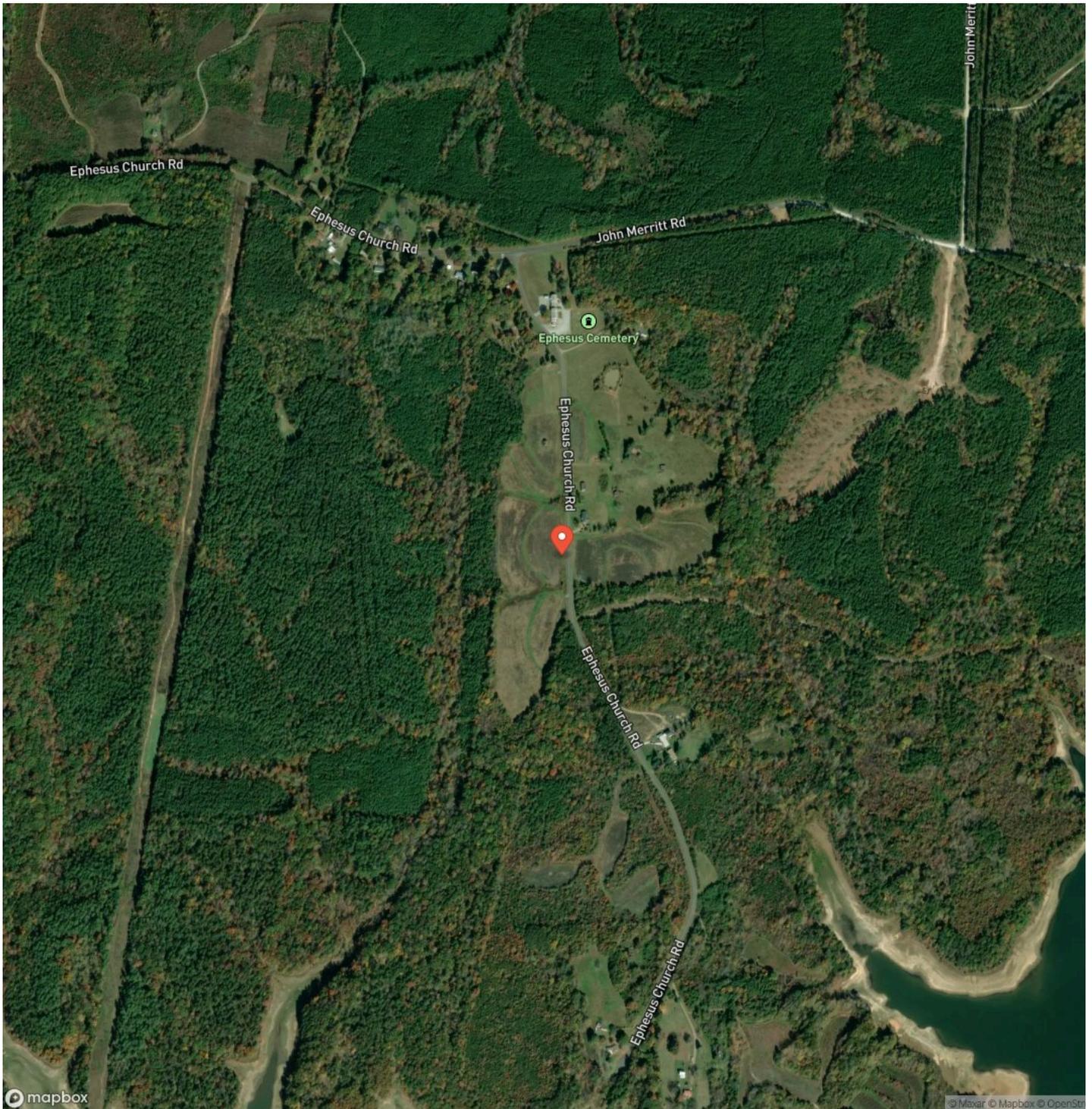
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UNDER CONTRACT!! 17.45 acres of multi-use land for sale in Person County, NC!
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Satellite Map



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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