

**20.4 acres of Residential and Recreational Land for Sale
in Person County, NC!
Off Mann Oakley Road
Rougemont, NC 27572**

**\$170,000
20.400± Acres
Durham County**



20.4 acres of Residential and Recreational Land for Sale in Person County, NC!

Rougemont, NC / Durham County

SUMMARY

Address

Off Mann Oakley Road

City, State Zip

Rougemont, NC 27572

County

Durham County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

36.3271 / -78.8183

Acreage

20.400

Price

\$170,000

Property Website

<https://www.mossyoakproperties.com/property/20-4-acres-of-residential-and-recreational-land-for-sale-in-person-county-nc-durham-north-carolina/96713/>



20.4 acres of Residential and Recreational Land for Sale in Person County, NC!

Rougemont, NC / Durham County

PROPERTY DESCRIPTION

For immediate assistance with this listing call Phillip Scott at [336-263-7935](tel:3362637935).

This property offers the potential for a homesite along with an extensive trail network for amazing recreational opportunities! Call Phillip Scott at [336-263-7935](tel:3362637935) to schedule a showing today!

Located in the southeastern part of Person County in Rougemont, NC these two secluded 10.197 acre parcels offer the potential for residential and recreational enjoyment for many years to come. With no deed restrictions, the two tracts combined have approximately 456 feet of road frontage along Mann Oakley Road. Extensive trail network also provides ease of access throughout the entire property that would allow for ATV rides, nature hikes, and many more recreational opportunities to be enjoyed by friends and family. Previous soil evaluations show viable soils near the road frontage on both tracts for at least a three bedroom perc site. After consulting with a soil scientist, other areas on tract 1 may have viable soil testing areas that could be explored by the buyer.

The timber was harvested 8-9 years ago and has grown back in natural regeneration. These areas contribute to great bedding for the whitetail deer. The property has a small creek that runs through the middle of the two tracts providing an essential water source for the wildlife in the area. The riparian buffers on each side of the creek still hold mature hardwood trees and allow for a perfect travel corridor for wildlife moving in and out of the thick cover.

As if all these perks of the property aren't enough, Person County is also home to plenty of other recreational activities. Hyco Lake and Mayo Lake have many options such as boating, swimming, fishing, hiking, camping, and other outdoor ventures. Roxboro also has many shopping, dining, and entertainment areas of interest <https://itsbetterinperson.com/things-to-do/>.

Things to know:

- Approximately 456 feet of road frontage
- No deed restrictions
- Previous soil evaluations show viable soils for at least a three bedroom perc site
- Nearly one mile of trail network
- 5G service confirmed with Verizon
- Located 29 miles from Durham, 20 miles from Butner, 21 miles from Creedmoor, 47 miles from Raleigh, 42 miles from Danville, Va, and 33 miles from South Boston, Va

Areas of interest:

- Hyco Lake- (23 miles away) <https://www.hycolake.org/>
- Mayo Lake- (18 miles away) <https://www.personcountync.gov/government/departments-i-z/recreation-arts-parks/mayo-park-and-lake>
- Roxboro Motorsports Park- (3.3 miles away) <https://www.roxboromotorsportspark.com/>
- Virginia International Raceway- (30 miles away) <https://virnow.com/>
- South Boston Speedway- (35 miles away) <https://www.southbostonspeedway.com/>
- Caesar's Virginia Casino- (33 miles away) <https://www.caesars.com/caesars-virginia>

Person County School Districts:

- Helena Elementary: Grades P-5 (11 miles away)
- Southern Middle: Grades 6-8 (12 miles away)
- Person High: Grades 9-12 (14 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/ca4afe20cb1422be39ef04e131702954/share/unbranded>

This property is shown by appointment only. Please contact me directly to coordinate your private tour.

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 pscott@mossyoakproperties.com, or visit landandfarmsrealty.com.



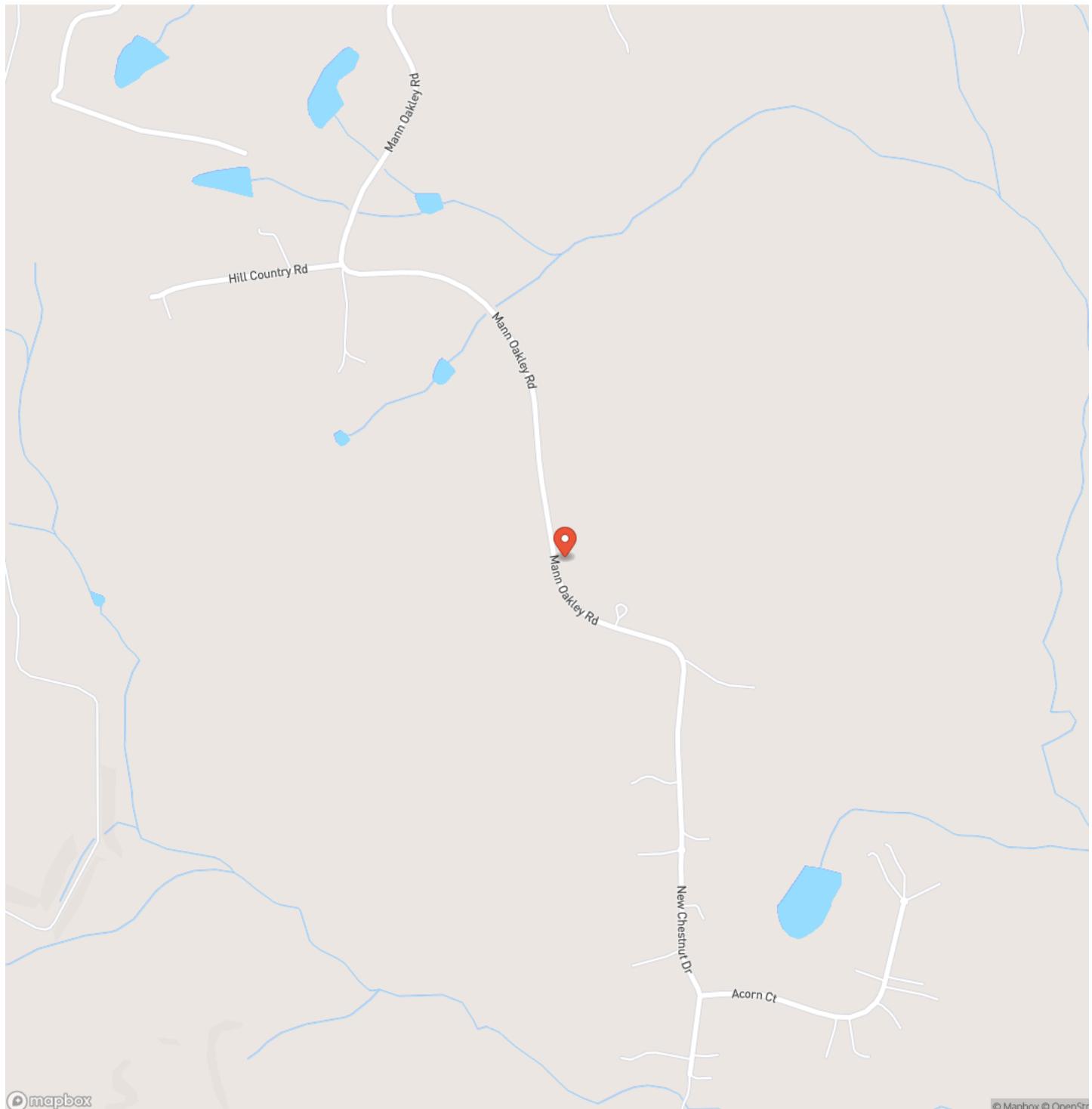
20.4 acres of Residential and Recreational Land for Sale in Person County, NC!

Rougemont, NC / Durham County



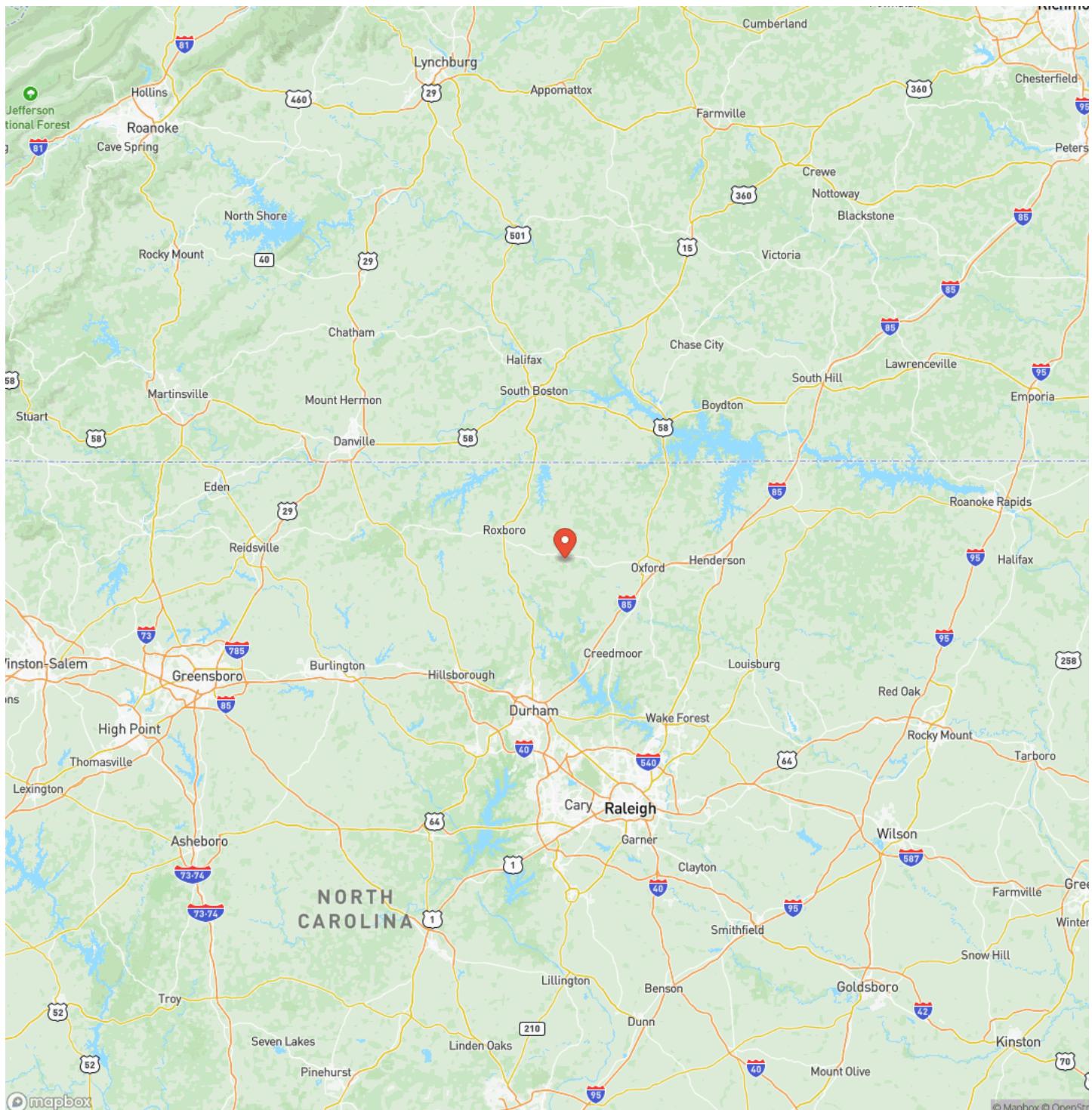
**20.4 acres of Residential and Recreational Land for Sale in Person County, NC!
Rougemont, NC / Durham County**

Locator Map



**20.4 acres of Residential and Recreational Land for Sale in Person County, NC!
Rougemont, NC / Durham County**

Locator Map



20.4 acres of Residential and Recreational Land for Sale in Person County, NC!
Rougemont, NC / Durham County

Satellite Map



© mapbox

© Maxar © Mapbox © OpenStre

20.4 acres of Residential and Recreational Land for Sale in Person County, NC! Rougemont, NC / Durham County

LISTING REPRESENTATIVE

For more information contact:



Representative

Phillip Scott

Mobile

(336) 263-7935

Office

(844) 480-5263

Email

pscott@mossyoakproperties.com

Address

626 Lewis Road

City / State / Zip

NOTES



MORE INFO ONLINE:

www.landandfarmsrealty.com

NOTES

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.

Mossy Oak Properties Land and Farms Realty
101 Budleigh Street, Suite F
Manteo, NC 27954
(844) 480-5263
www.landandfarmsrealty.com

