

**27.29 acres of Residential and Agricultural Land For
Sale in Person County NC!
Off of Oxford Rd/Robert Ladd Dr
Rougemont, NC 27572**

\$324,999
27.290± Acres
Person County



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SUMMARY

Address

Off of Oxford Rd/Robert Ladd Dr

City, State Zip

Rougemont, NC 27572

County

Person County

Type

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

Latitude / Longitude

36.3381 / -78.8078

Acreage

27.290

Price

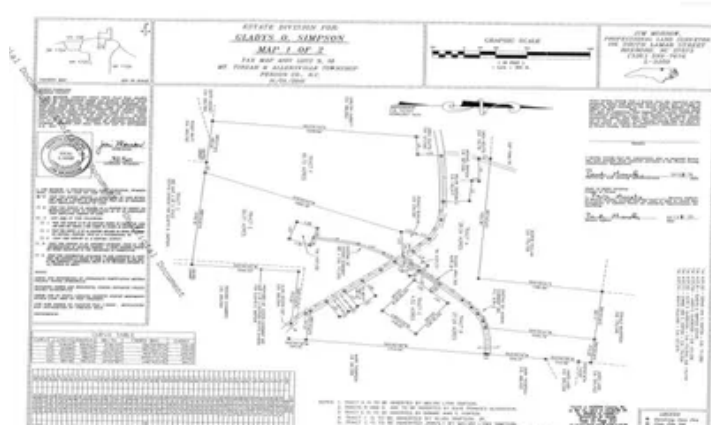
\$324,999

Property Website

<https://www.mossyoakproperties.com/property/27-29-acres-of-residential-and-agricultural-land-for-sale-in-person-county-nc-person-north-carolina/116017/>



Survey



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PROPERTY DESCRIPTION

With plenty of open land and a potential build site, this property offers many options for a homestead!

Located in the highly sought after area of Rougemont, North Carolina, this 27.29 acre property offers many options when it comes to country living! This tract is comprised of 14+/- acres of open farmland with the remaining acreage having mixed timber with three small irrigation ponds (one is dry) surrounding the field.

The northern section of the property has a boastful display of mature oak trees that would be a wonderful area for a homesite. The open field would make for a beautiful pasture for horses, cattle, goats, and the rest of your animals. Build your homestead and enjoy all the rewards that a small farm has to offer!

A recent preliminary soil analysis from a soil scientist shows that the wooded area on the northern part of the property has plenty of viable soil. There may be enough suitable soil there for two homes if a family compound is something that you are considering! This should be confirmed with the Person County Environmental Health department.

There are three areas of access to the property. Two separate locations along Oxford Road that are 188 +/- feet and 379 +/- feet and one access point along a private road, Robert Ladd Drive, which spans 1,476 +/- feet.

The location of this property is in a great, centralized area for ease of access to Roxboro, Durham and Oxford. Interstate 85 is only 16 miles away. This property is far enough from the hustle of the city to enjoy the scenic country lifestyle while close enough to commute back and forth to work and run errands that come with everyday life.

Things to know:

- No known deed restrictions
- Recent soil evaluation shows approximately 75,000 square feet of suitable soil in the northern section of the property for a septic system
- Present Use Value is in deferred taxes for agricultural use
- Rural Conservation Zoning
- High Speed internet through Spectrum is available
- Duke Energy is the power provider
- 5G cell service through Verizon confirmed at time of visit
- Multiple entry points for the property
- Located 12 miles from Roxboro, 32 miles from Durham, 44 miles from Raleigh, 19 miles from Creedmoor, 14 miles from Oxford, and 18 miles from Butner

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 (3.2 miles away)- <https://www.roxboromotorsportspark.com/>
- South Boston Speedway (35 miles away)- <https://www.southbostonspeedway.com/>

- Caesar's Virginia Casino (47 miles away)- <https://www.caesars.com/caesars-virginia>

Person County School Districts:

- Helena Elementary School

- Southern Middle School

- Person High School

I invite you to explore this embedded map, which shows a detailed view of the property and the surrounding area.

<https://id.land/maps/88ae38016087782cab4e42e7347c1972/share/unbranded>

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

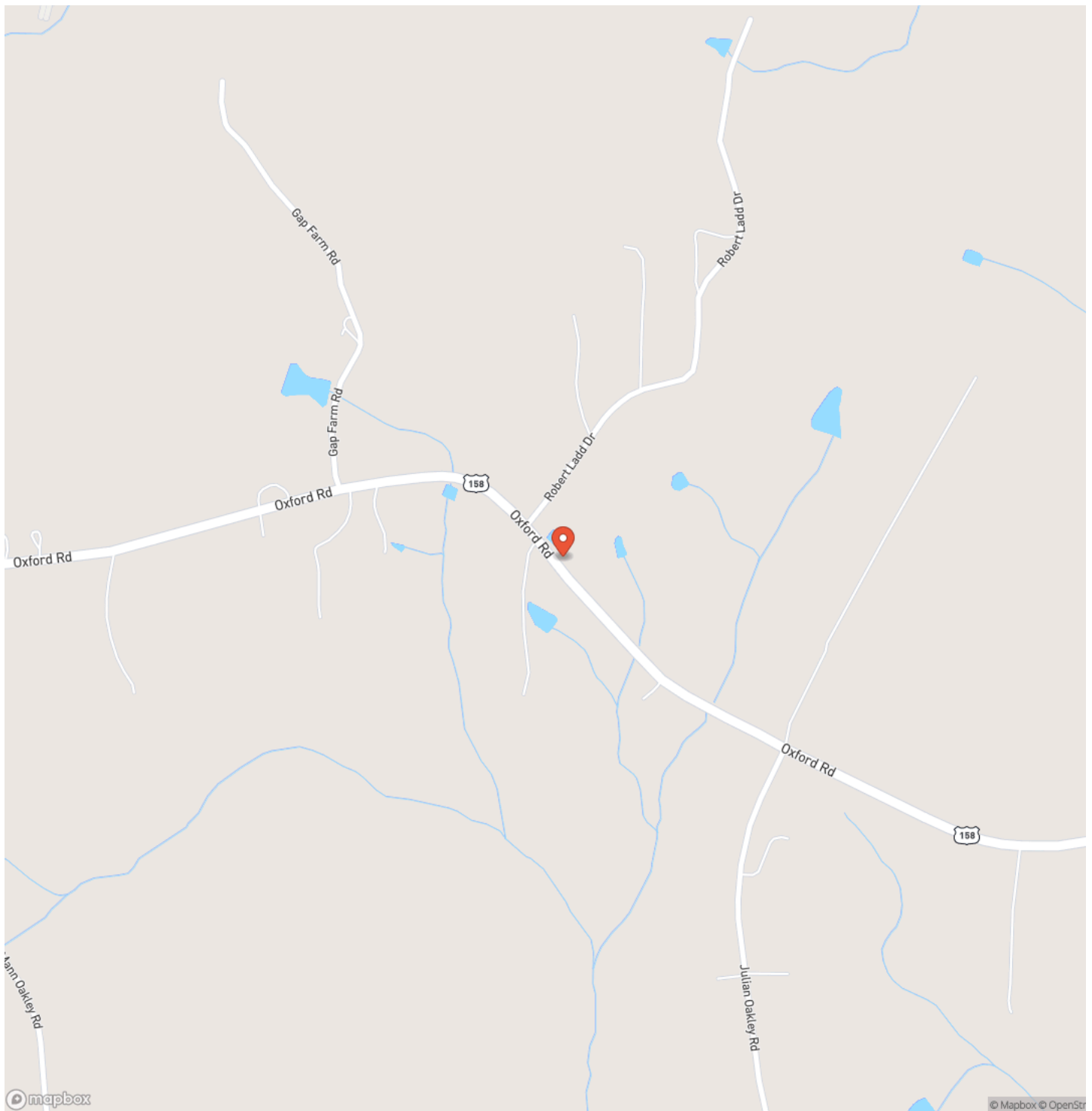
For more information on this and other land for sale in Person County, contact Phillip Scott at [336-263-7935](tel:336-263-7935) or by email at pscott@mossyoakproperties.com, or visit www.landandfarmsrealty.com.



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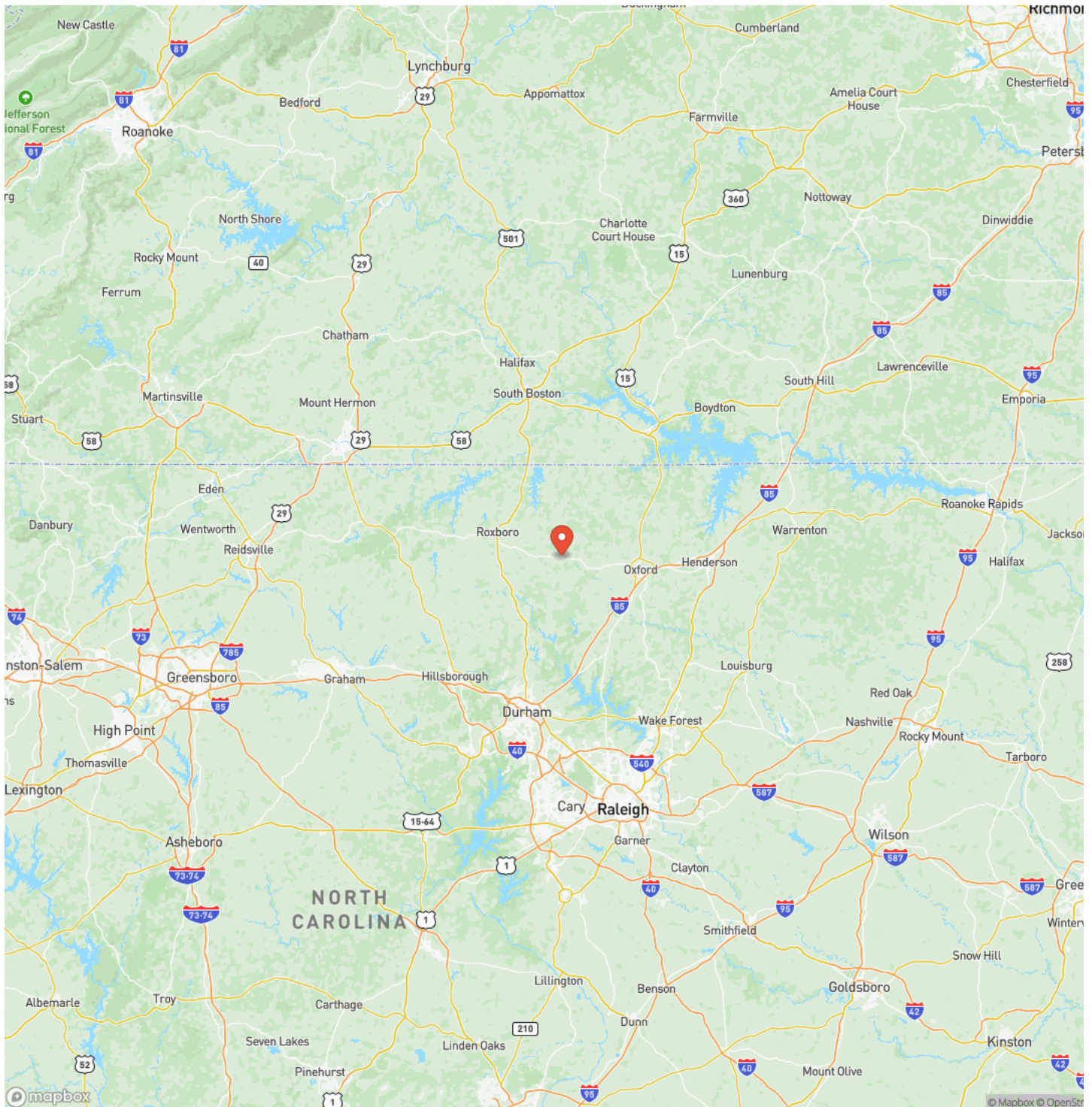


Locator Map

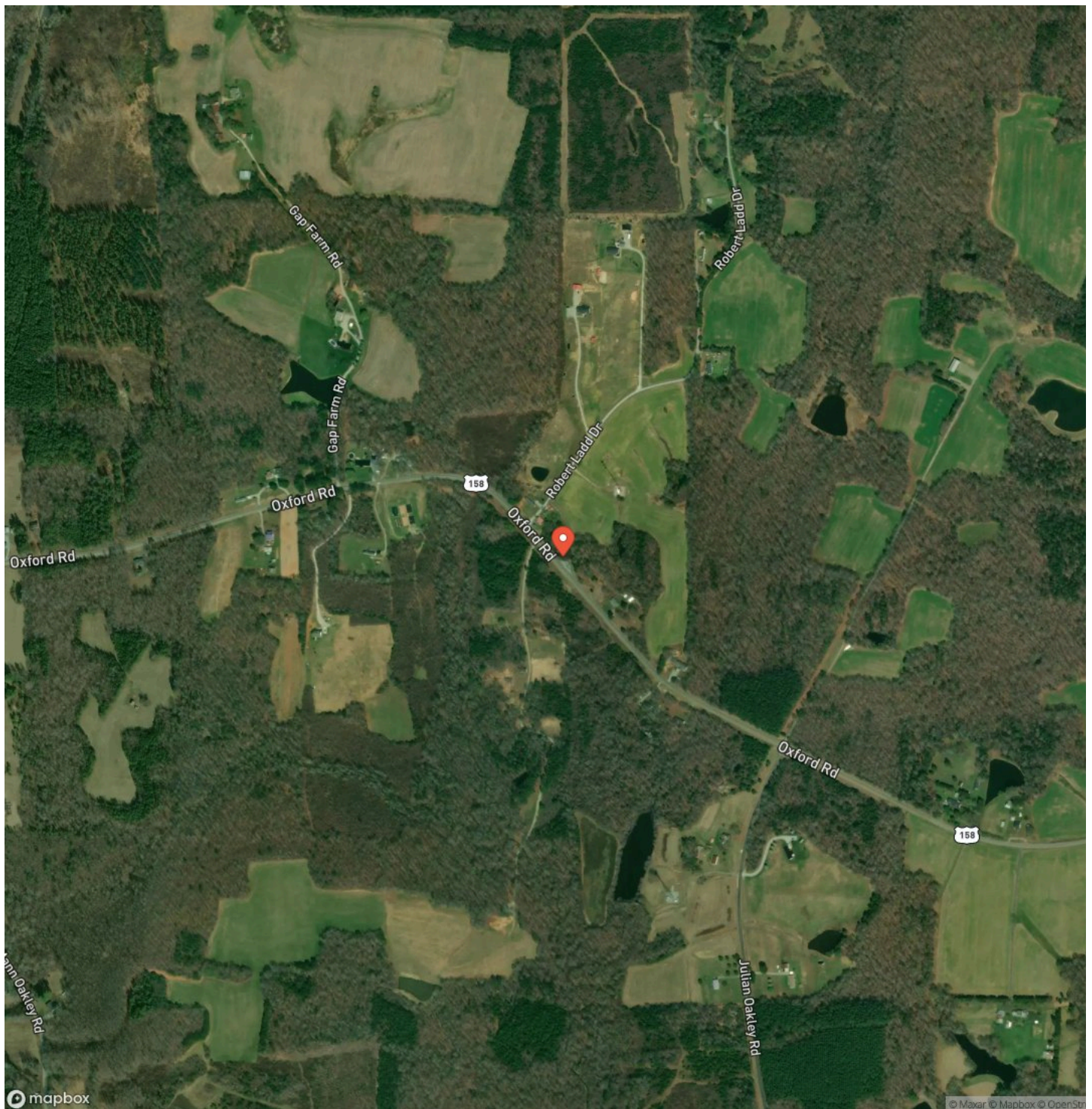


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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES



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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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