

1(+/-) acre Lot of Land for Sale in Caldwell county NC!
161 Greens Rd
Granite Falls, NC 28630

\$55,000
0.95± Acres
Caldwell County



**1(+)- acre Lot of Land for Sale in Caldwell county NC!
Granite Falls, NC / Caldwell County**

SUMMARY

Address

161 Greens Rd

City, State Zip

Granite Falls, NC 28630

County

Caldwell County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

35.7962 / -81.3815

Acreeage

0.95

Price

\$55,000

Property Website

<https://www.mossyoakproperties.com/property/1-acre-lot-of-land-for-sale-in-caldwell-county-nc-/caldwell/north-carolina/103223/>



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PROPERTY DESCRIPTION

Beautiful lot on a quiet street with a plethora of HOA benefits, including a community clubhouse available for events and a pool.

Come build your dreams on this just shy of one-acre lot in the waterfront gated community of Anchors Landing on Lake Hickory in Granite Falls, NC. The neighborhood boasts spacious lots with a quiet, tranquil feel, perfect for relaxing and enjoying life to the fullest. The Lot is currently fully wooded with a predominantly mature age class of pine with some mixed in hardwoods as well. We have a completed perk test from a registered NC soil scientist as well, so you already have a jump start on beginning construction of your new home. The lot is relatively flat with a small, gradual slope towards Greens Road, facilitating much easier site development for construction.

The list of amenities Anchors Landing provides via the HOA is extensive and impressive!

Be sure to check out the community web page for even more details surrounding the community and the following benefits of residency at www.Anchorslanding.net

Some of the perks include:

- * Gated Community: Electronic security gate with keypad entry. Owner vehicles may access the community via Radio Frequency Identification (RFID) tags or through the Cell Gate application.
- * Boat Docks: Day slips and full-time slips are available, subject to availability. Owners of waterfront lots on Lake Hickory may obtain permits for private docks.
- * Fenced Storage Lots: Designated areas for storage of RVs, boats, skis, trailers, and similar vehicles.
- * Large Pool: Community pool with ample outdoor seating.
- * Clubhouse: Equipped with a patio and scenic views of Lake Hickory.
- * Fiber Internet: HOA-contracted fiber internet service provided to residents.
- * Robust Natural Trail System that spans the community.

Granite Falls is ideally positioned at the foothills of the Blue Ridge Mountains, one hour from Asheville, Charlotte, Blowing Rock, Boone, and Winston- Salem making travel for work a breeze! The Town of Granite Falls is served by several major highways. US Highway 321 and US Highway 321A are primary corridors for Granite Falls and the entire region. Additionally, the Town is located only minutes from Interstate 40 and US Highway 70. Air transportation needs can be accommodated at the Hickory Regional Airport, which is a 7 mile drive, and the Charlotte Douglas International Airport, which is a 50 mile drive.

Local Schools for the area include:

High school

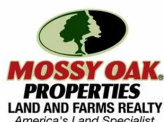
South Caldwell High School (Hudson address)

Middle school

Granite Falls Middle School

Elementary schools

Baton Elementary School



Dudley Shoals Elementary School

Granite Falls Elementary School

Sawmills Elementary School

Alternative school

Gateway School (grades 6-12)

Granite Falls was first incorporated as a town in 1899 and gets its name from the large granite slabs spanning gunpowder creek which creates a beautiful set of waterfalls. For more information regarding the town and its history check out the towns website at: <https://granitefallsc.gov/>

Should you ever decide you needed to venture outside of Anchors Landing to find something exciting to do, here's a list of possible options sure to entertain and engage all members of the family regardless of age:

*Catawba Science Center

*Aquarium & Shark Lab by Team ECCO.

*Treetop Adventures on Lake Hickory.

*Hickory Aviation Museum.

*Carolina Theatre.

*Lake Hickory Adventures.

If you've been wanting and dreaming of owning a home on one of the most pristine reservoirs in the foothills of North Carolina, a location sure to be your new favorite place, here's your chance to take that first step towards that process! Give me a shout today and I'd be more than happy to tell you more about this great gem of a property. Showings are by appt only.

For more information on this and other land for sale in Caldwell County, contact Brandon Rich at [336-486-5844](tel:336-486-5844) or by email at brich@mossyoakproperties.com, or visit landandfarmsrealty.com.

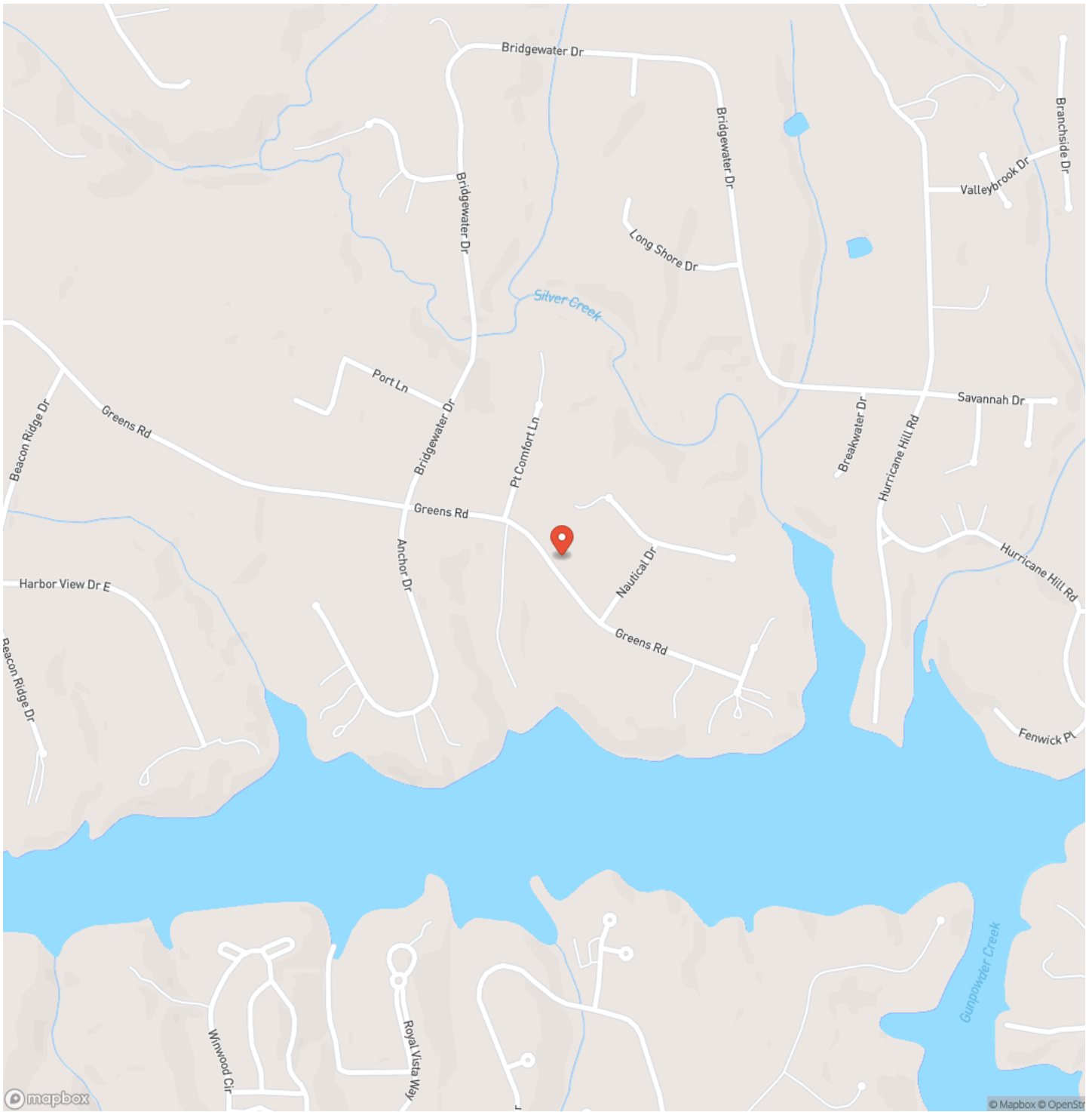


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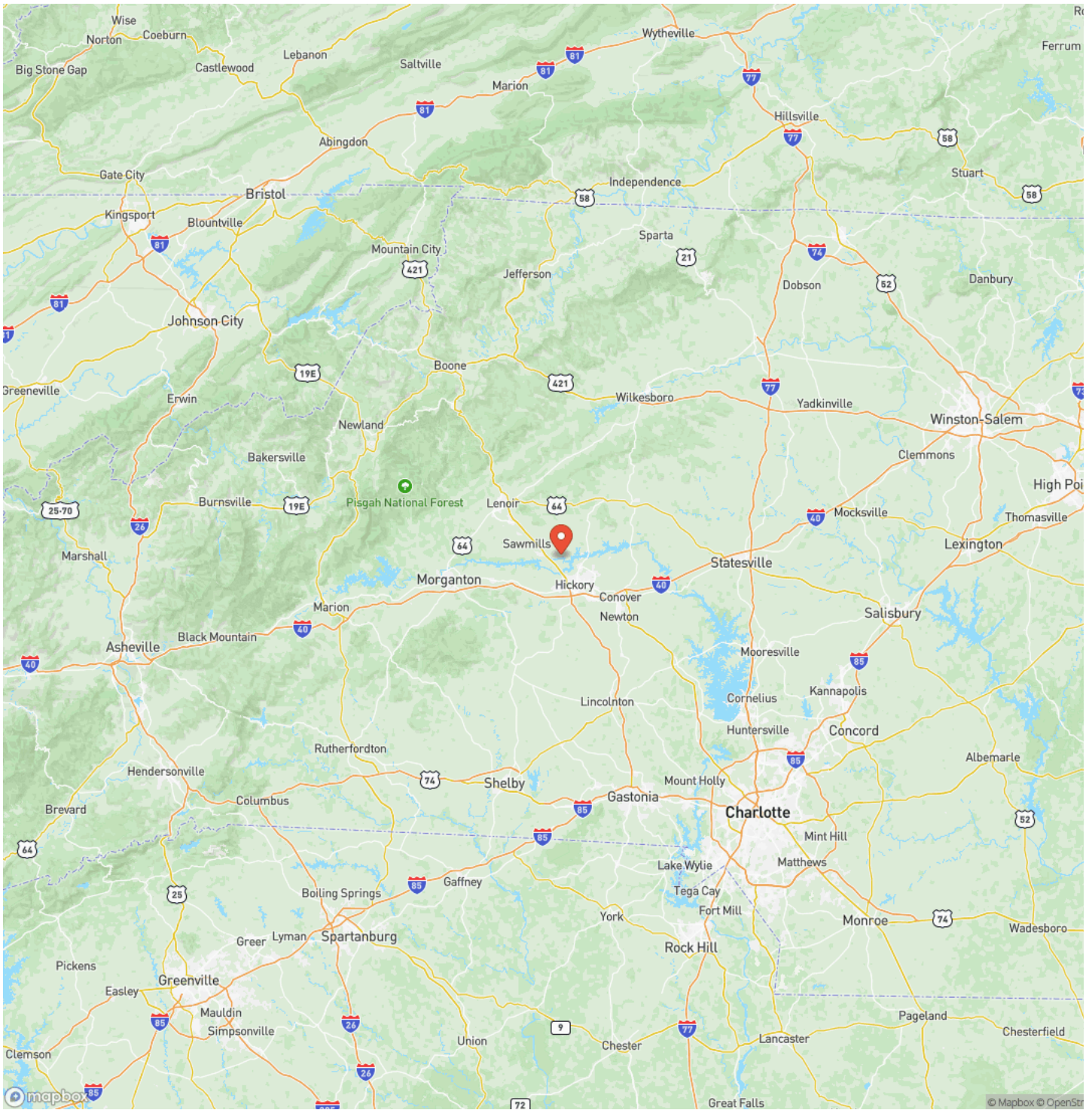
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Locator Map



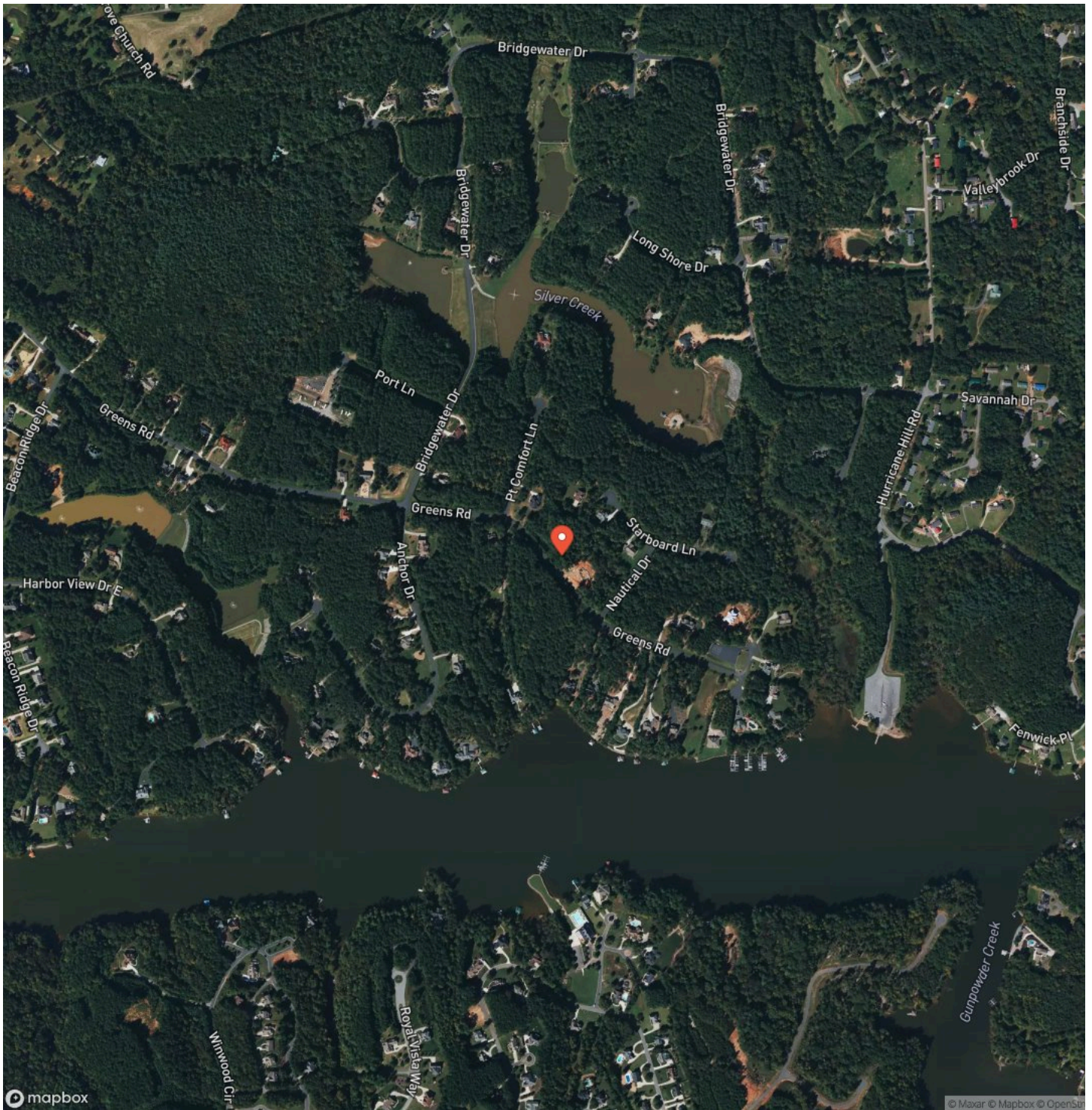
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Satellite Map



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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