

UPDATED!! 1.55 acres of Residential Land For Sale in Beaufort County, NC!
Off Highway 306
Aurora, NC 27806

\$12,000
1.55± Acres
Beaufort County



**UPDATED!! 1.55 acres of Residential Land For Sale in Beaufort County, NC!
Aurora, NC / Beaufort County**

SUMMARY

Address

Off Highway 306

City, State Zip

Aurora, NC 27806

County

Beaufort County

Type

Undeveloped Land, Lot

Latitude / Longitude

35.30643 / -76.8

Acreage

1.55

Price

\$12,000

Property Website

<https://www.mossyoakproperties.com/property/updated-1-55-acres-of-residential-land-for-sale-in-beaufort-county-nc-/beaufort/north-carolina/84283/>



**UPDATED!! 1.55 acres of Residential Land For Sale in Beaufort County, NC!
Aurora, NC / Beaufort County**

PROPERTY DESCRIPTION

Located Just Outside City Limits, This Property Presents A Unique Opportunity for Those Seeking A Rural, Yet Convenient Location For Their Dream Home! If You're In Search Of A Secluded Setting With Easy Access To Town Amenities, Take A Look At This 1.55 Acres Available In Aurora!

1.55 acres of Residential Land For Sale in Beaufort County, NC! Featuring 186+/- feet of road frontage on Highway 306, this unique property is situated just on the edge, BUT outside of Aurora's city limits, offering all of the benefits to living in a rural area without the extra stress. If you have been looking for a property to build your dream home not too far from town, this may be the ideal location for you!

The property's timber consists of a mix of hardwoods and pines, and a small clearing can be located towards the back side of the property, near the western property boundary. Though this acreage offers great potential for a rural, yet convenient home site, no soil evaluation has been conducted; buyers are encouraged to assess the land's suitability for their intended use.

Due to its proximity to Bailey Creek, the very northwest corner of the property boundary may experience surface water/wetland (this a very small area). About 2/3 of the property (the eastern and western portions of the property) is encompassed in the FEMA 100-year floodplain, and about 1/3 (the center/southern portion of the property) lies within the FEMA 500-year floodplain.

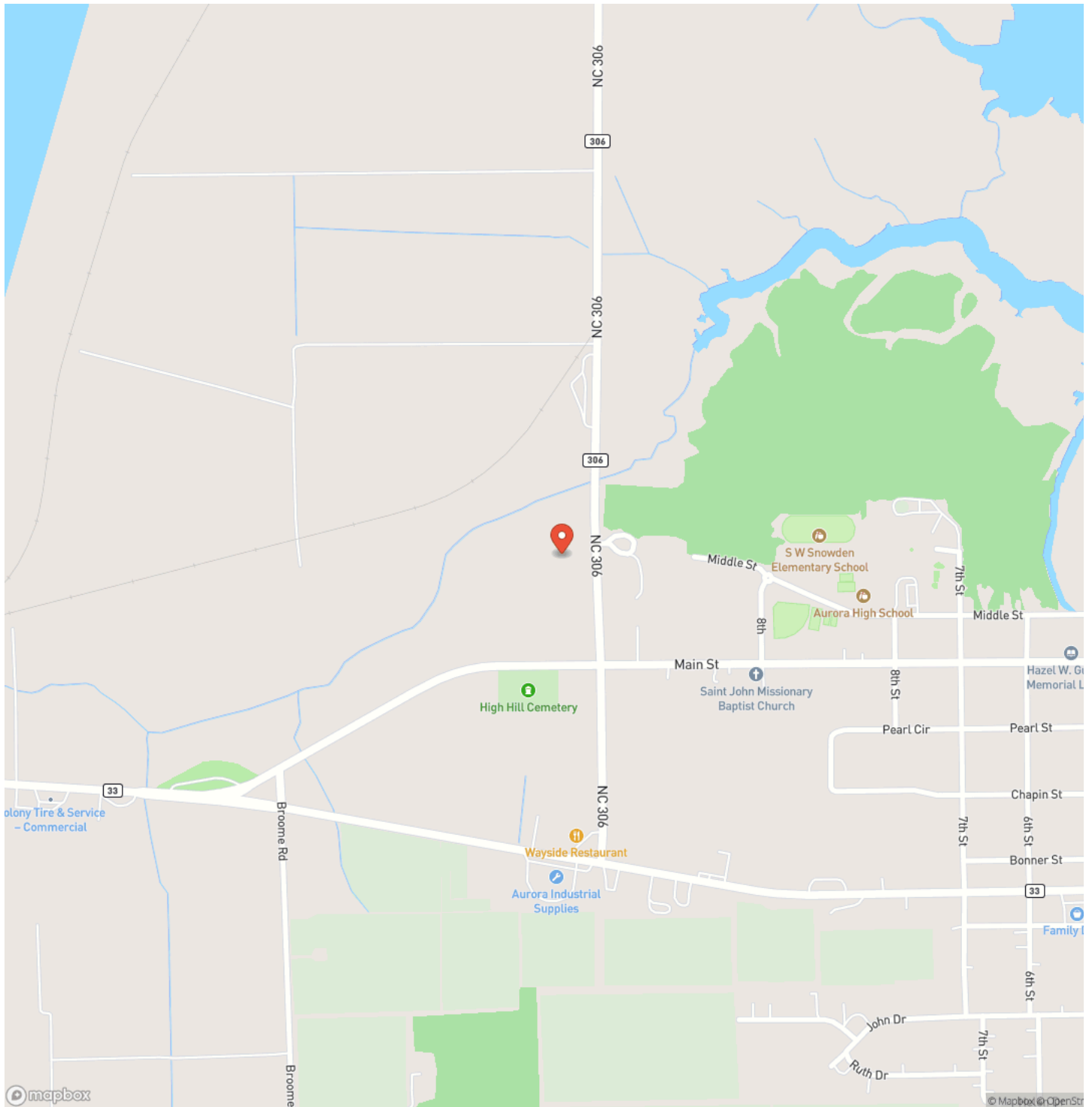
From the property, you are about 16 minutes from Grantsboro (14.5 miles), 28 minutes from Chocowinity (25 miles), 30 minutes from Vanceboro (24 miles), and 33 minutes from New Bern (29 miles).

For more information on this and other land for sale in Beaufort County, contact Morgan Ingram at [919-429-1139](tel:919-429-1139) or by email at mingram@mossyoakproperties.com, or visit landandfarmsrealty.com.

**UPDATED!! 1.55 acres of Residential Land For Sale in Beaufort County, NC!
Aurora, NC / Beaufort County**

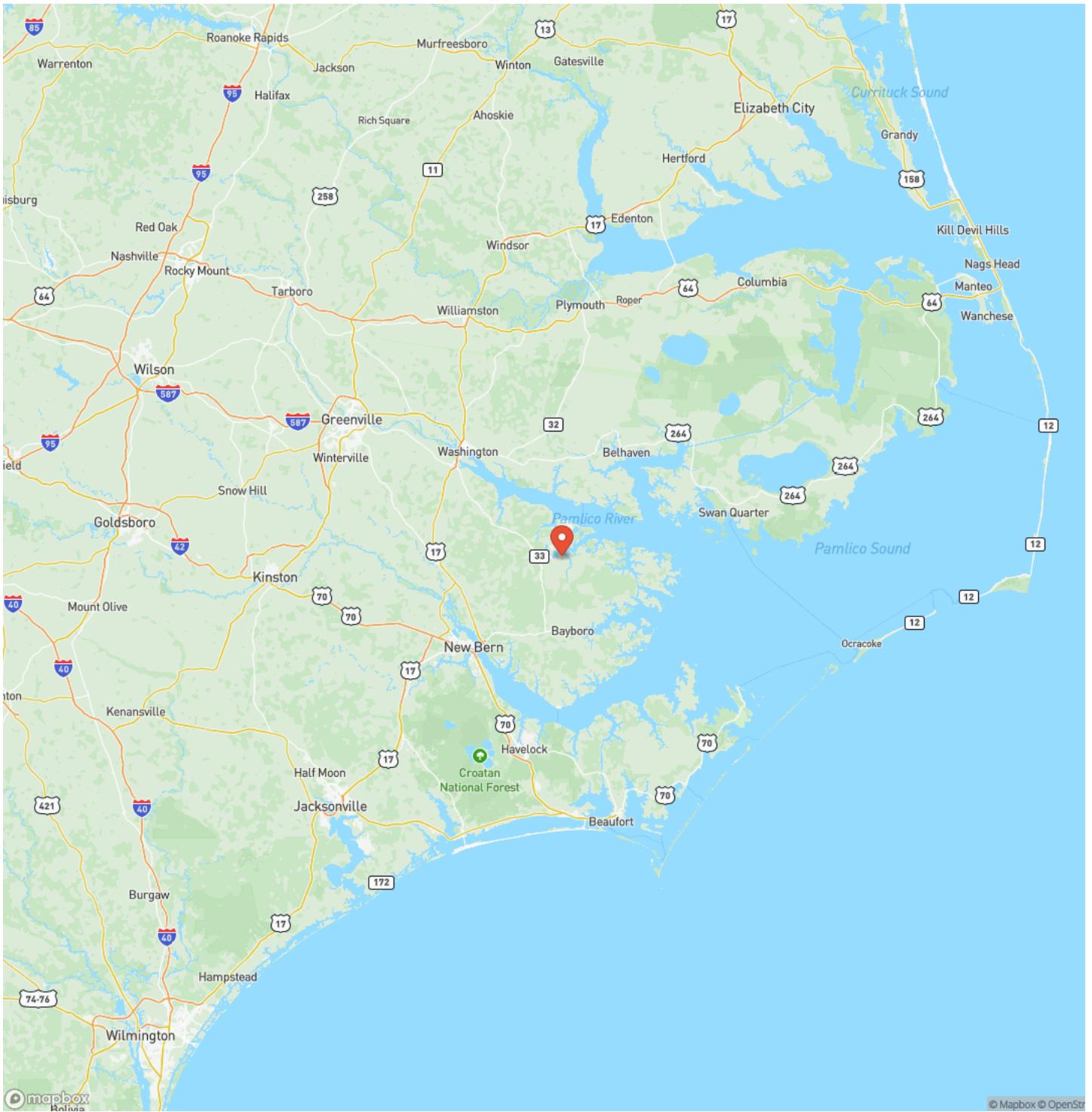


Locator Map



**UPDATED!! 1.55 acres of Residential Land For Sale in Beaufort County, NC!
Aurora, NC / Beaufort County**

Locator Map



UPDATED!! 1.55 acres of Residential Land For Sale in Beaufort County, NC!
Aurora, NC / Beaufort County

Satellite Map



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
<https://www.mossoakproperties.com/>

