

**UNDER CONTRACT!! 4.26 acres of Multi-Use Land for
Sale in Vance County, NC!
Off Mabry Mill Rd
Henderson, NC 27537**

\$45,900
4.26± Acres
Vance County



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Henderson, NC / Vance County

SUMMARY

Address

Off Mabry Mill Rd

City, State Zip

Henderson, NC 27537

County

Vance County

Type

Hunting Land, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

36.3871 / -78.35905

Acreage

4.26

Price

\$45,900

Property Website

<https://www.mossyoakproperties.com/property/under-contract-4-26-acres-of-multi-use-land-for-sale-in-vance-county-nc--vance-north-carolina/95722/>



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PROPERTY DESCRIPTION

Looking a propety with privacy, quick highway access, and surrounded by nature? This 4.26 acre property checks all of the boxes!

You have to take a look at this beautiful 4.26-acre wooded property located in Henderson, NC in Vance County, just off Mabry Mill Road. With over 400 feet of road frontage, this tract offers excellent access and a wide range of possibilities. The property is filled with mature hardwoods and oak trees, creating a scenic and private setting ideal for a future homesite.

The large trees allow you to selectively clear the perfect spot for your dream home while still maintaining privacy and natural beauty. Several small existing structures are located on the property and appear to be in decent condition, offering potential for storage, workshops, or repurposing for future use. An old meter box remains on site where power was previously run to the larger structure, making it convenient to reconnect utilities.

If you love being close to water- this location is a bonus being so close to Kerr Lake Reservoir! Kerr Lake is known for it's boating, camping, and world-class fishing.

This property has the perfect commuting distance to other towns with easy access to I-85, cities, and plenty of activities!

7 minutes from Kerr Lake State Recreation Area

4 minutes from Kerr Lake Country Club

7 minutes to Nutbrush Creek Recreation Area & Boat Ramp

10 minutes to downtown Henderson, NC

1 hour to Raleigh, NC

42 minutes to Durham, NC

This is a stunning piece of land with character, road frontage, and potential — a must-see property that won't last long!

Call Morgan Ingram at [919-429-1139](tel:919-429-1139) or John Perez [252-325-4766](tel:252-325-4766) to schedule a showing today!

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

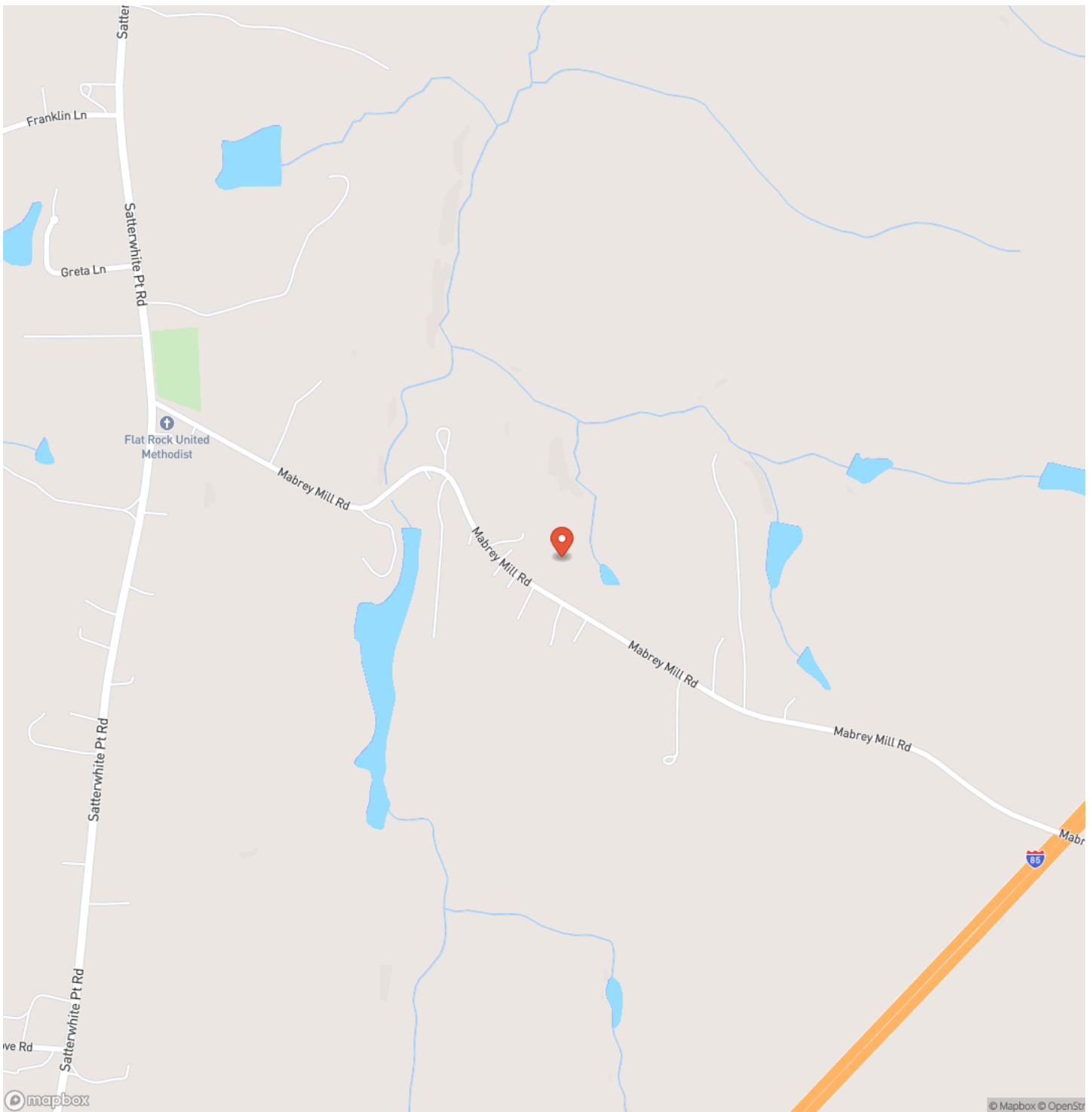


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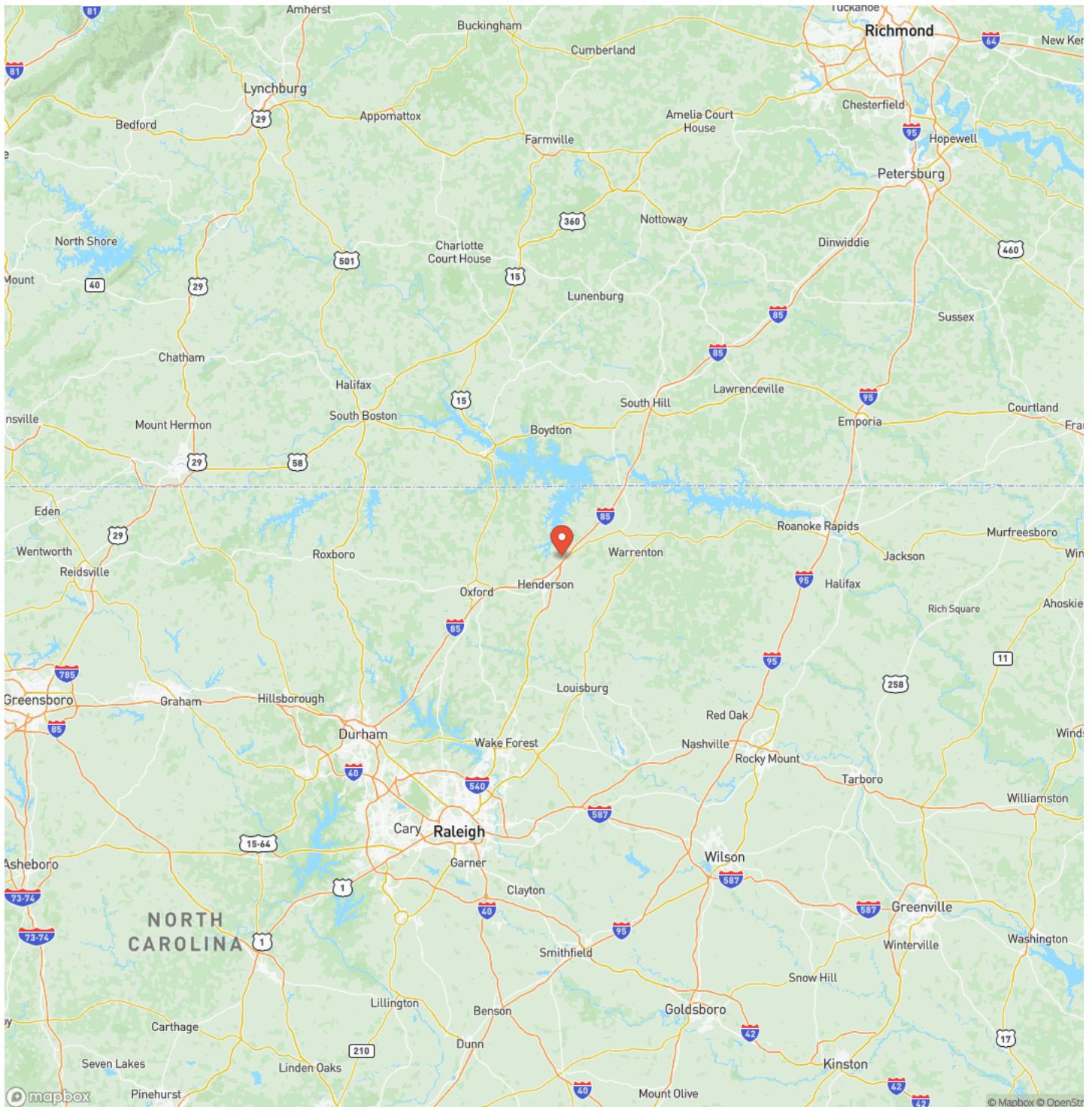
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Locator Map



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UNDER CONTRACT!! 4.26 acres of Multi-Use Land for Sale in Vance County, NC!
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Satellite Map



**UNDER CONTRACT!! 4.26 acres of Multi-Use Land for Sale in Vance County, NC!
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LISTING REPRESENTATIVE

For more information contact:



Representative

Morgan Ingram

Mobile

(919) 429-1139

Office

(844) 480-5263

Email

mingram@mossyoakproperties.com

Address

626 Lewis Road

City / State / Zip

Fountain, NC 27859

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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

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.

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