

**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**

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**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**

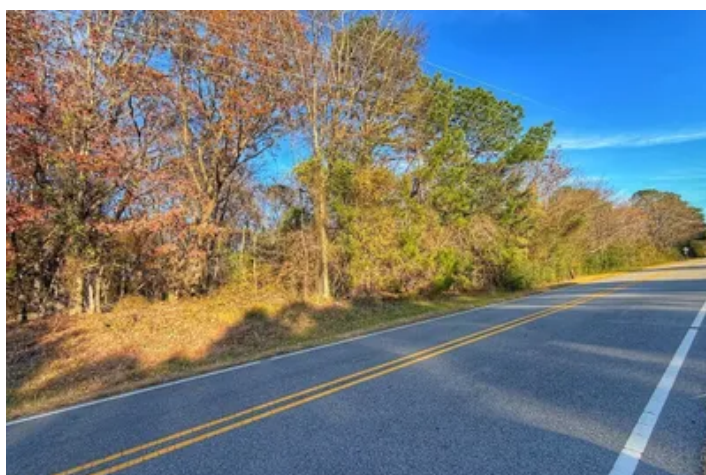
4.26

**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](mailto:mingram@mossyoakproperties.com), or visit [landandfarmsrealty.com](http://landandfarmsrealty.com).

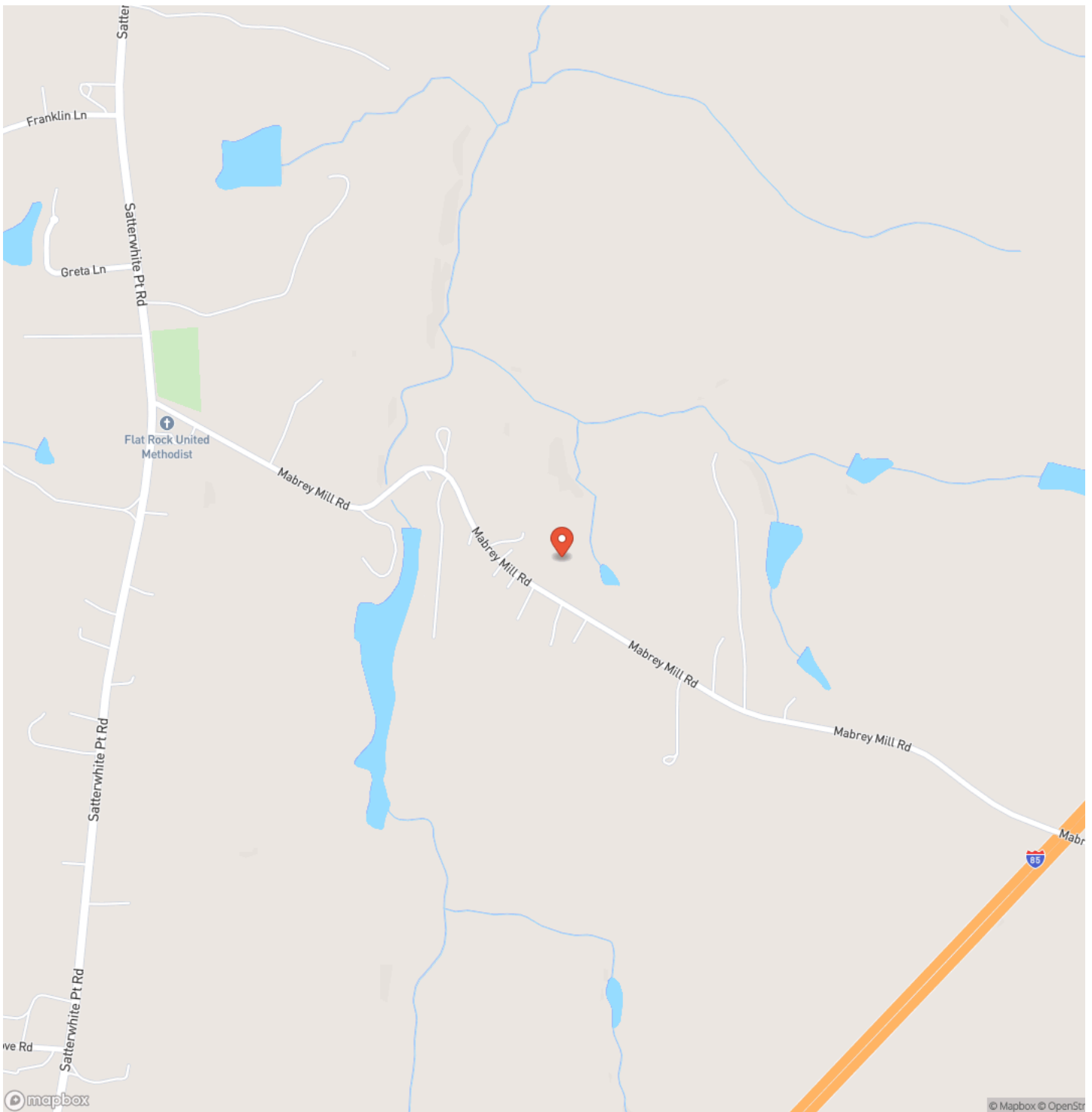


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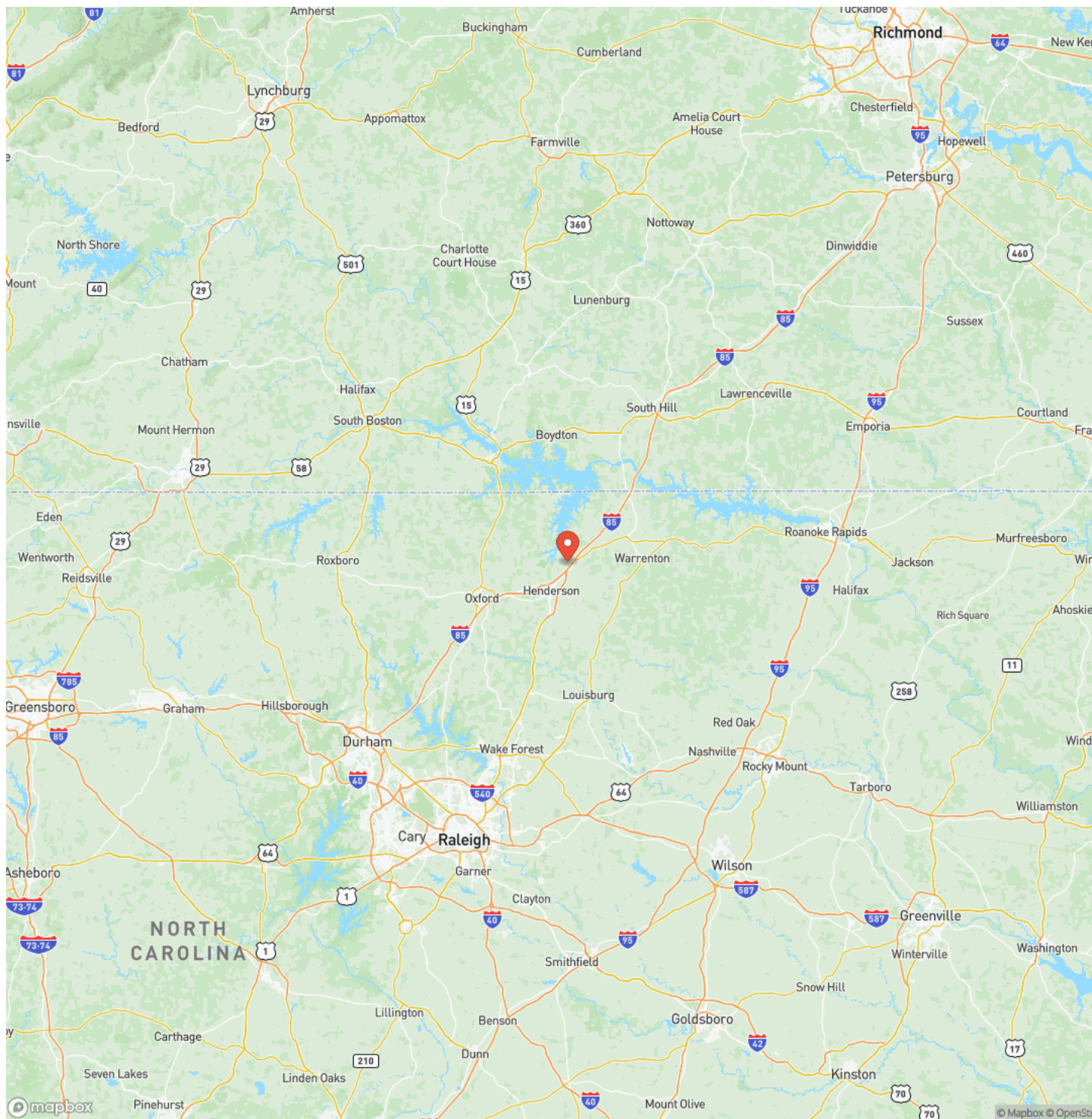
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## Locator Map



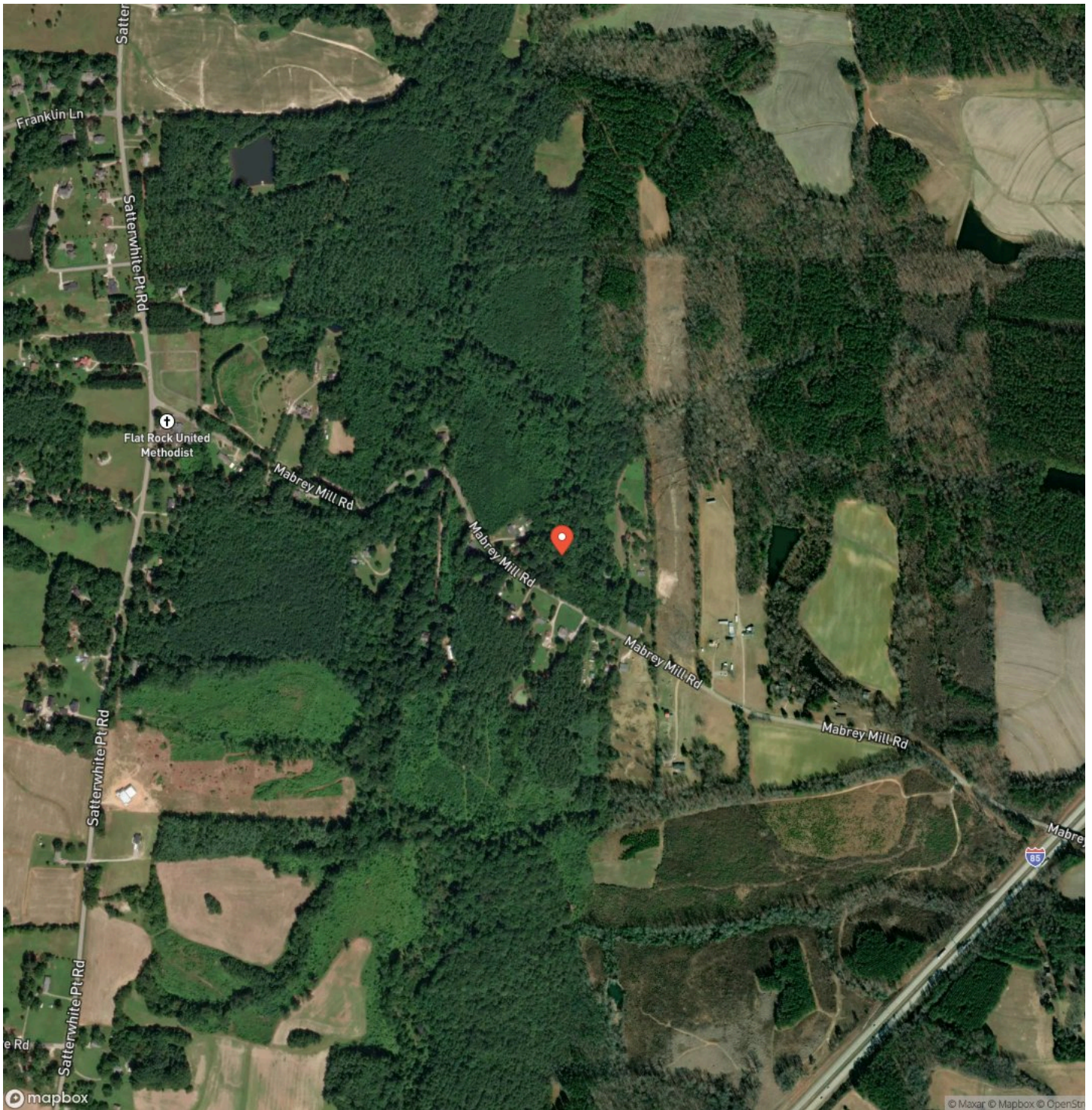
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## Satellite Map







## **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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