

**9.5 Acres With Pond in Anson County NC!**  
Off of NC 109  
Wadesboro, NC 28170

**\$79,900**  
9.5± Acres  
Anson County



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### **SUMMARY**

#### **Address**

Off of NC 109

#### **City, State Zip**

Wadesboro, NC 28170

#### **County**

Anson County

#### **Type**

Hunting Land, Recreational Land, Timberland, Undeveloped Land

#### **Latitude / Longitude**

34.9107 / -80.1401

#### **Acreage**

9.5

#### **Price**

\$79,900

#### **Property Website**

<https://www.mossyoakproperties.com/property/9-5-acres-with-pond-in-anson-county-nc-/anson/north-carolina/103088/>



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### **PROPERTY DESCRIPTION**

#### **Private 9.5-Acre Wooded Retreat with Pond, Wildlife, and Homesite Potential.**

This 9.5-acre property located along NC 109 in Wadesboro, NC offers an opportunity to own a piece of land that combines privacy, natural features, and ready-to-build convenience. With 227 feet of road frontage and an existing driveway already in place, accessing the property is simple while still maintaining a sense of seclusion once you're on the land. The property is wooded with gently rolling topography. A recent soil evaluation indicates suitable soils for a homesite, making this property an excellent option for those looking to build.

Located near the back of the property, the approximately 1.5-acre pond is easily one of its most special features. Surrounded by woods, it offers a quiet, private setting where you can relax, fish, or just enjoy the natural surroundings without interruption. The pond not only adds to the property's beauty but also enhances its wildlife appeal, regularly attracting waterfowl and wild game. Whether you're looking for a peaceful place to unwind or a property that supports hunting and outdoor recreation, this pond creates the perfect environment right in your own backyard.

Utilities are already partially in place, which is a major advantage. A water meter has been installed on the property, and electricity has been run partway up the existing driveway. These improvements can help reduce both the time and cost typically associated with preparing land for construction.

Convenience defines the location of this property, offering easy access while still maintaining a peaceful, rural setting.

- 20 minutes from the Pee Dee National Wildlife Refuge
- 30 minutes from Rockingham
- 37 minutes from the Uwharrie National Forest
- 1 hour from Charlotte

**Call Caitlyn Bass at [910-625-8720](tel:910-625-8720) or Jacob Harrison at [919-738-9486](tel:919-738-9486) to schedule a showing today!**

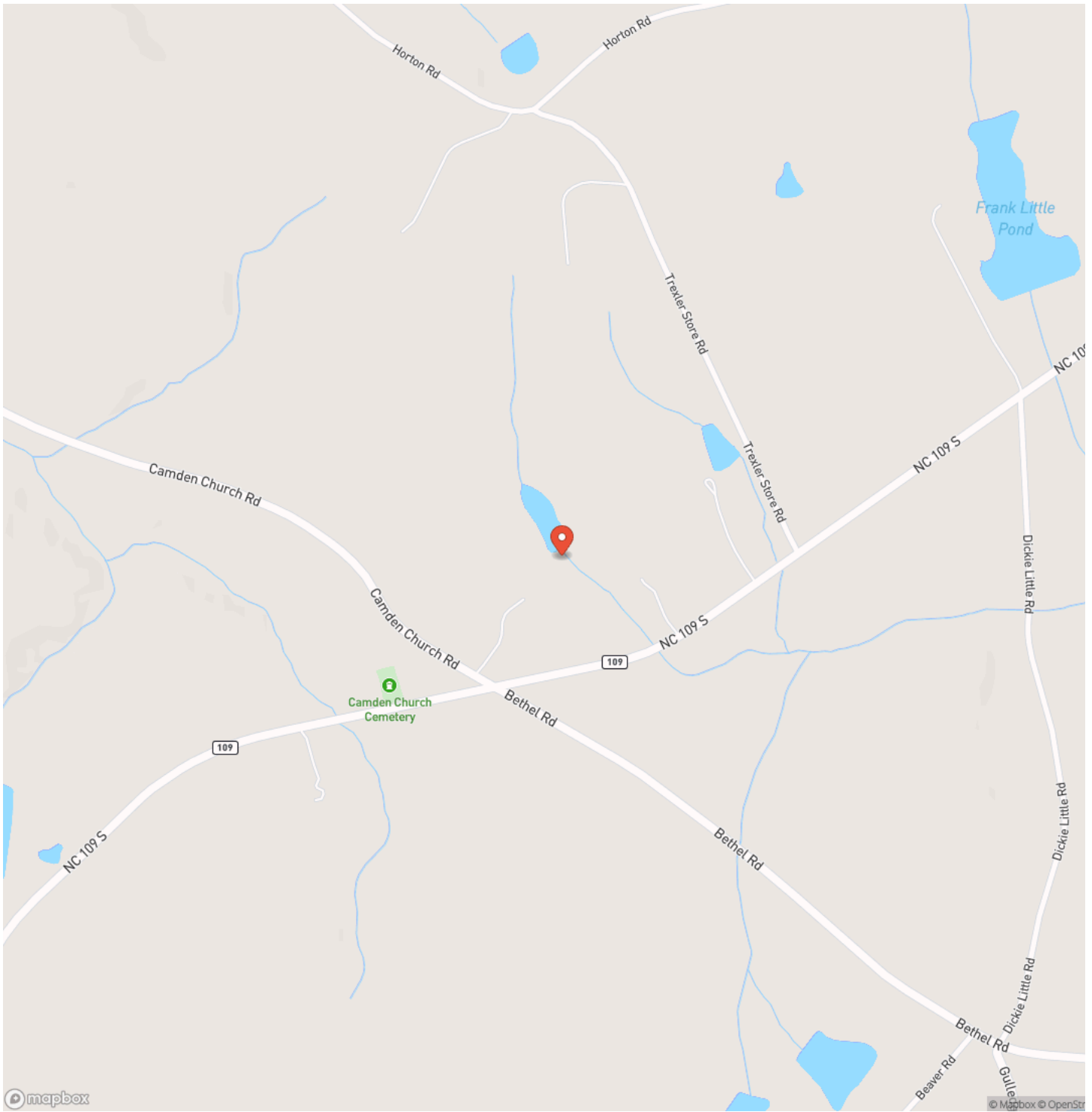
For more information on this and other land for sale in Anson County, contact Jacob Harrison at [919-738-9486](tel:919-738-9486) or by email at [jharrison@mossyoakproperties.com](mailto:jharrison@mossyoakproperties.com), or visit [landandfarmsrealty.com](http://landandfarmsrealty.com).



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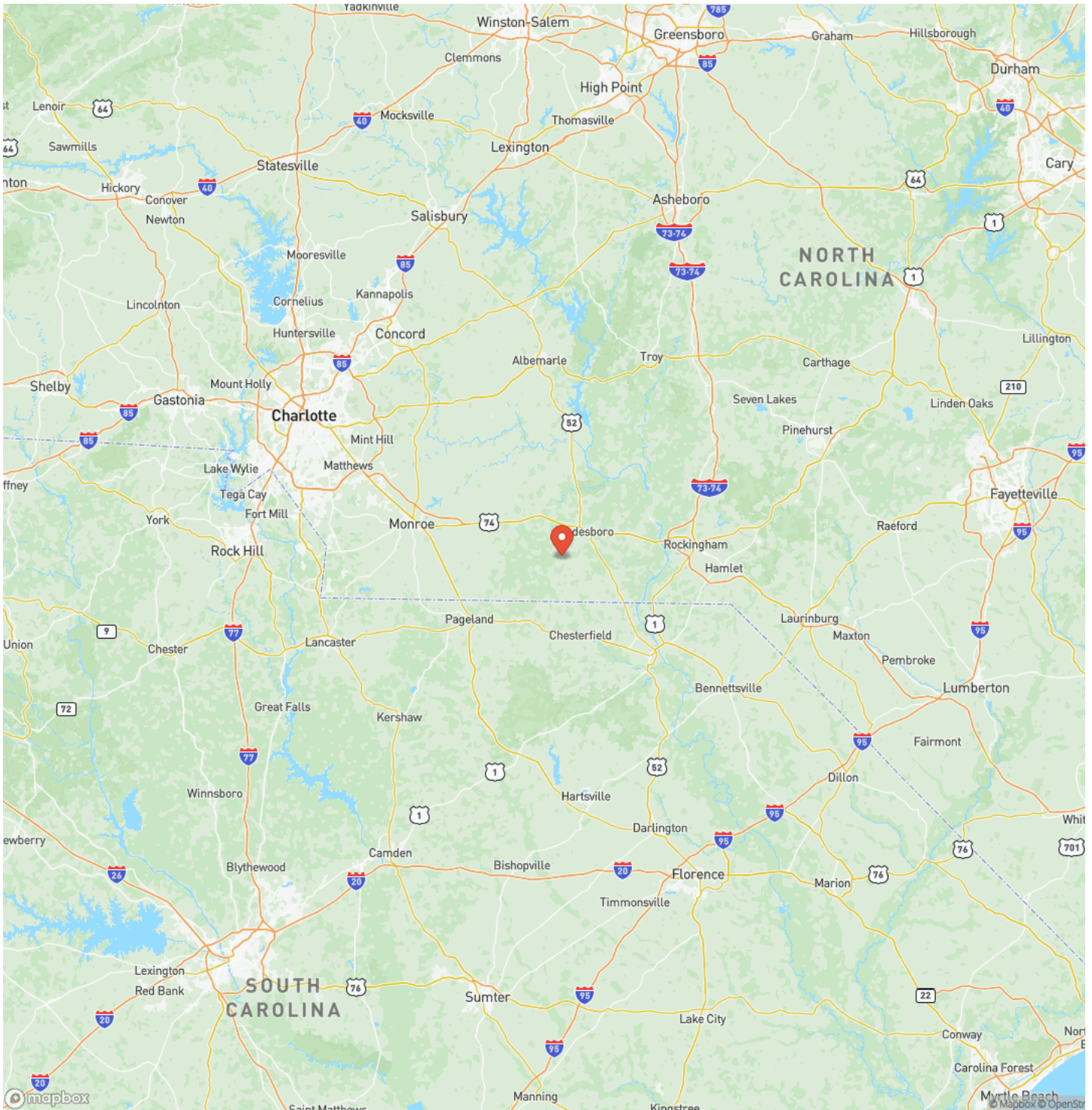


## Locator Map



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# Locator Map



## 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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