

**UNDER CONTRACT!! 40.82 acres of Multi-Use Land For
Sale in Person County NC!
Off Stone Drive
Roxboro, NC 27573**

\$199,900
40.82± Acres
Person County



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Roxboro, NC / Person County

SUMMARY

Address

Off Stone Drive

City, State Zip

Roxboro, NC 27573

County

Person County

Type

Hunting Land, Timberland, Recreational Land, Lot, Undeveloped Land

Latitude / Longitude

36.42459 / -78.9562

Acreage

40.82

Price

\$199,900

Property Website

<https://www.mossyoakproperties.com/property/under-contract-40-82-acres-of-multi-use-land-for-sale-in-person-county-nc-/person/north-carolina/86170/>



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PROPERTY DESCRIPTION

For immediate assistance with this listing call Andrew Walters at [252-904-3184](tel:252-904-3184).

In Search of a Secluded, Rural Setting that Provides Both Privacy and Convenience? Take a Look at this 40.82 Acres Located just Outside of Roxboro's City Limits; this Property Offers a Rare Opportunity to Build your Dream Home on an Expansive Lot Located Just Outside of Town! Call Andrew Walters at [252-904-3184](tel:252-904-3184) to schedule a showing today!

40.82 acres of multi-use land for sale in Person County, NC! Located just outside the border of Roxboro's city limits, this property offers the convenience of nearby amenities without the added burden of restrictions! Mostly wooded—aside from a powerline easement near the eastern boundary—this property showcases beautiful hardwoods with an open understory, a bottomland creek, and a few scattered pines, presenting the future owners with endless possibilities—from building a dream home, establishing a private retreat, or a creating recreational haven! Though the property features no road frontage, the property can be accessed two ways; the end of Stone Drive and the end of Lack Drive. Both of these drives lead directly to the secluded 40.82 acre tract. Additionally, Yarborough Street would provide access to the property as well, though the road currently remains undeveloped.

The property's hardwood timber holds enduring value; by selectively thinning, you can both prepare the land for your dream home and preserve the unique natural character that sets this property apart! The property sits at about 610 feet of elevation along the northern property boundary and gradually declines to 570+/- feet as you approach the creek located near the center of the property. As you move closer towards the southern property boundary, the elevation gradually rises to approximately 650 feet. While none of the property lies within designated FEMA floodplains, a creek crossing the land creates areas of surface water and wetlands that stretch from the lower western property boundary to the upper eastern corner.

Recently, a road system was professionally cleared on the property. There are multiple points of access. The road installed is perfect for smaller trucks, side-by-sides, and ATVs. Whether you're hunting this property or using it for recreational purposes, this allows you access to the entirety of the property. There are numerous locations along the road for hunting blinds, trail, cameras, and food plots to be placed, as well as areas that can be used for shooting, camping, etc.

Please note that although the property appears to offer strong potential for a rural and convenient homesite, no soil evaluation has been conducted; buyers are encouraged to assess the land's suitability for their intended use.

A majority of the neighboring properties are residential, offering the rare opportunity to develop and maintain a substantial habitat for wildlife to frequent, with the potential for managing impressive whitetail deer. With mast-producing hardwoods and the creek running through the property, this is an ideal setting for avid hunters pursuing deer, wild turkeys, and other wild game species.

From the property, you are about an 8 minute drive from Roxboro (3 miles), about 25 minutes from Hyco Lake (17 miles), 43 minutes from Mebane (30 miles), 48 minutes from Henderson (40 miles), and 52 minutes from Durham (33 miles).

Roxboro is seeing remarkable growth across commercial, residential, and investment real estate. Large properties like this, particularly in such a rapidly expanding area, are increasingly rare. Don't miss the opportunity to explore this beautiful property!

For more information on this and other land for sale in Person County, contact Andrew Walters at [252-904-3184](tel:252-904-3184) or by email at awalters@mossyoakproperties.com, or visit landandfarmsrealty.com.

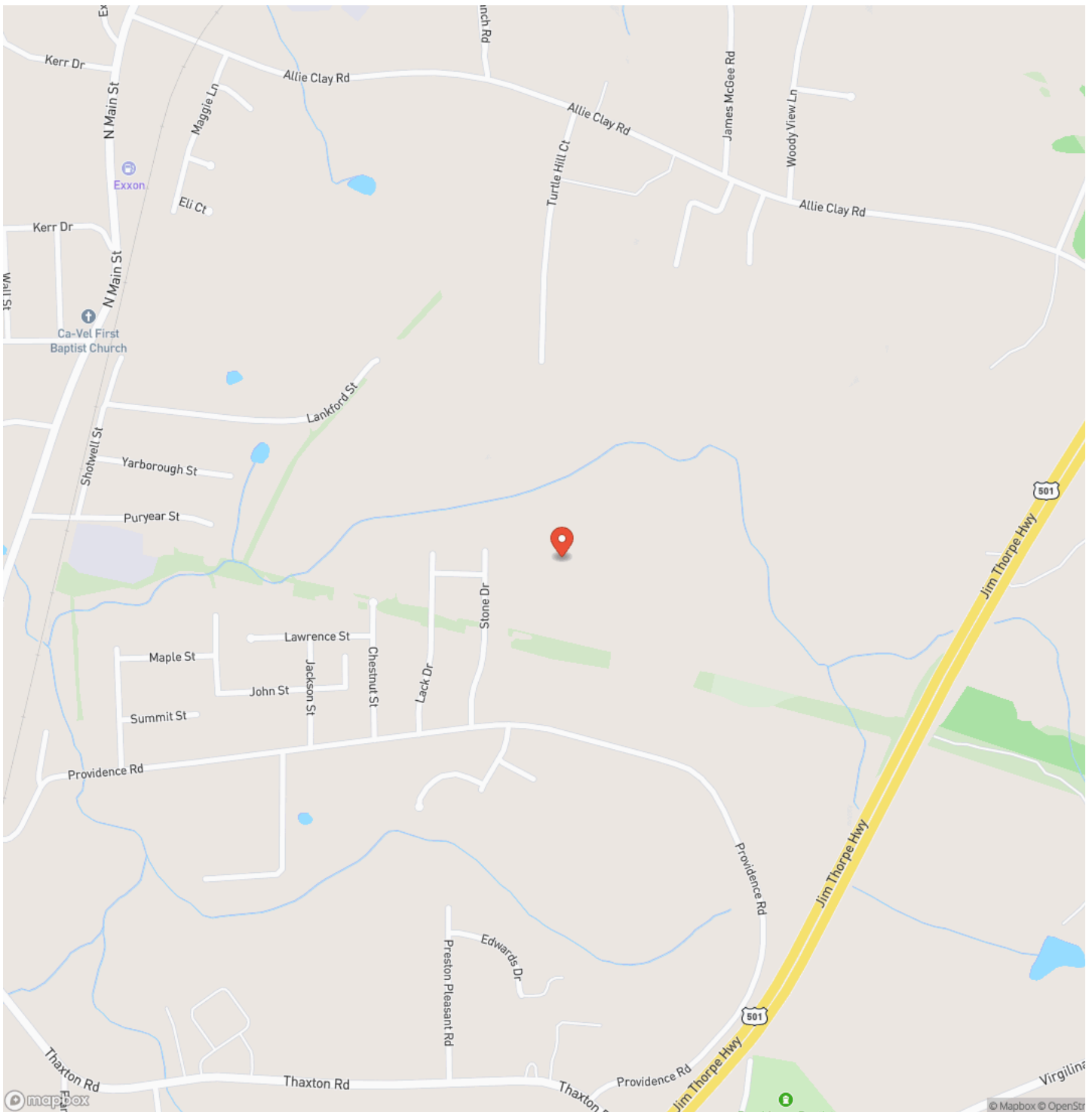


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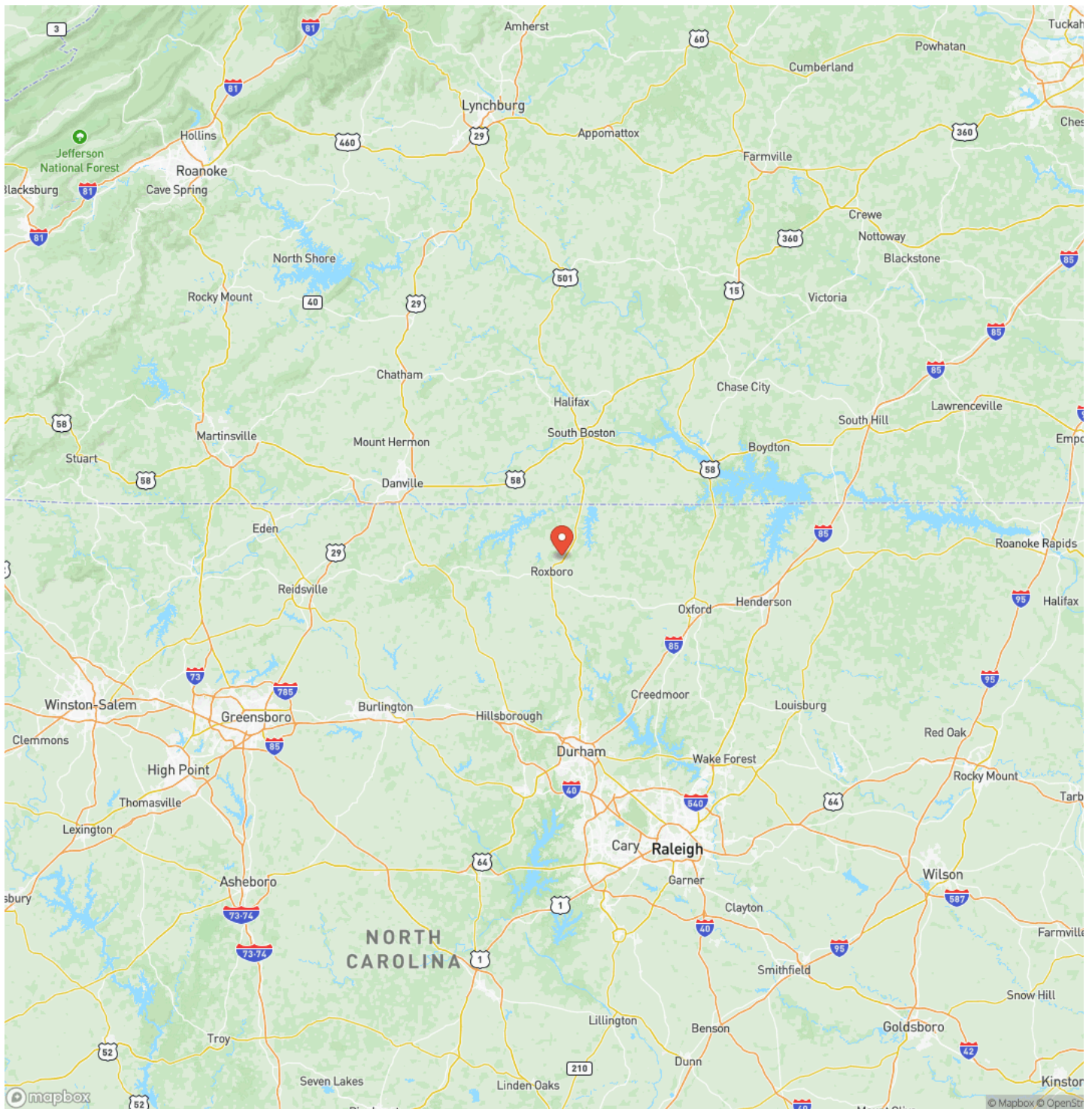
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Locator Map



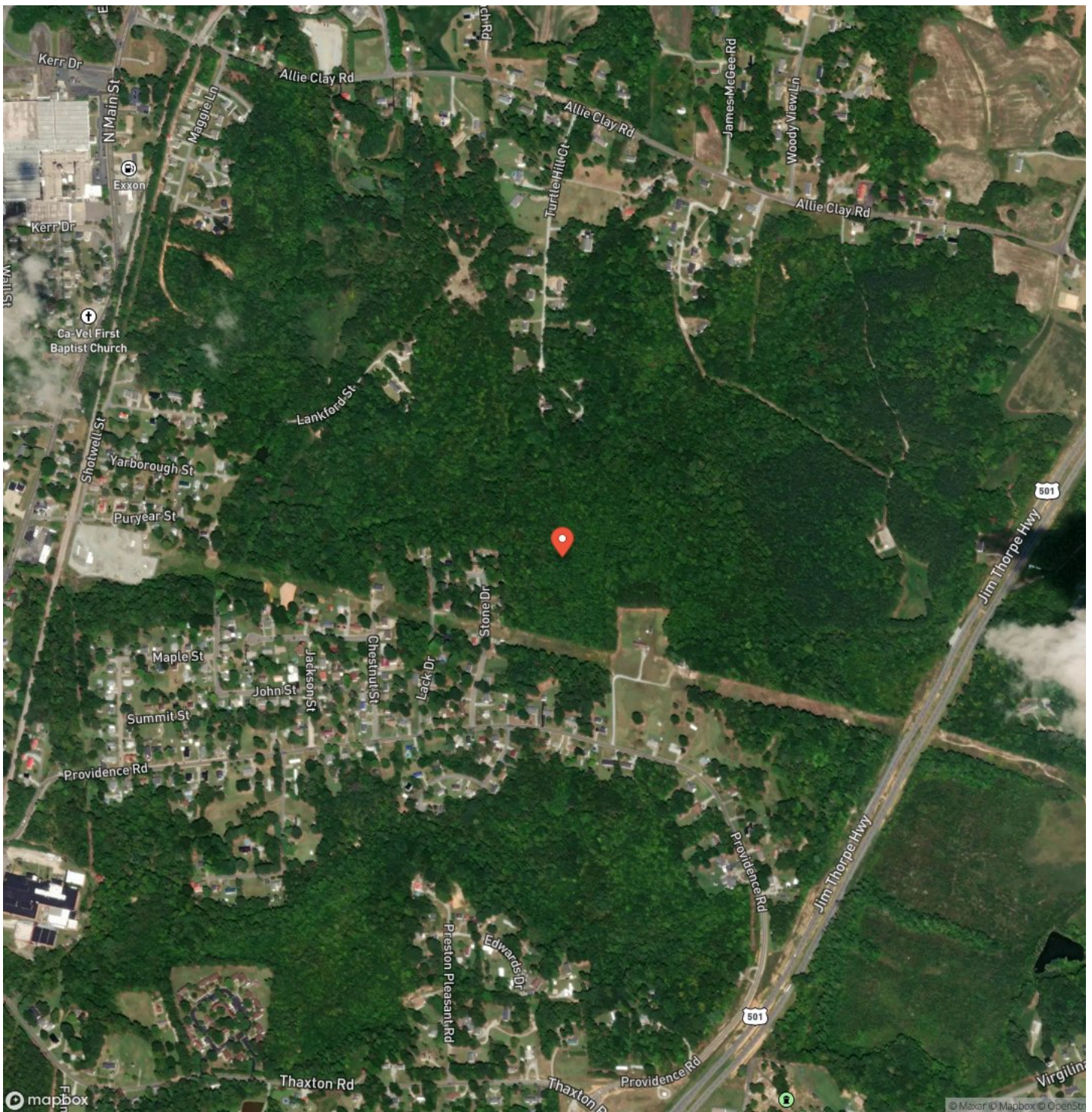
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Locator Map



UNDER CONTRACT!! 40.82 acres of Multi-Use Land For Sale in Person County NC!
Roxboro, NC / Person County

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Andrew Walters

Mobile

(252) 904-3184

Email

awalters@mossyoakproperties.com

Address

4730 NC 111 S.

City / State / Zip

Macclesfield, NC 27852

NOTES

This image shows a blank 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.

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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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