

**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**



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

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

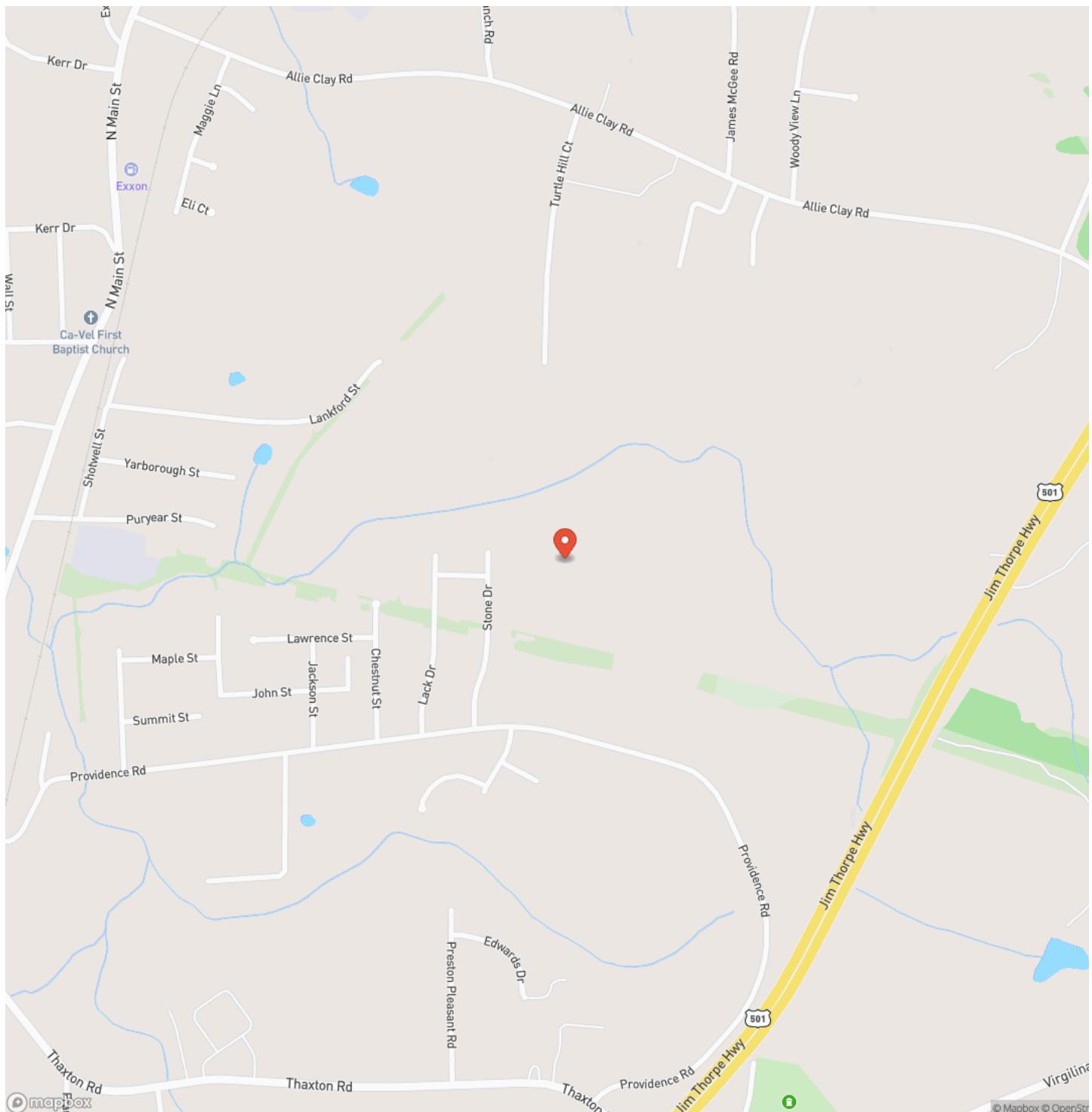
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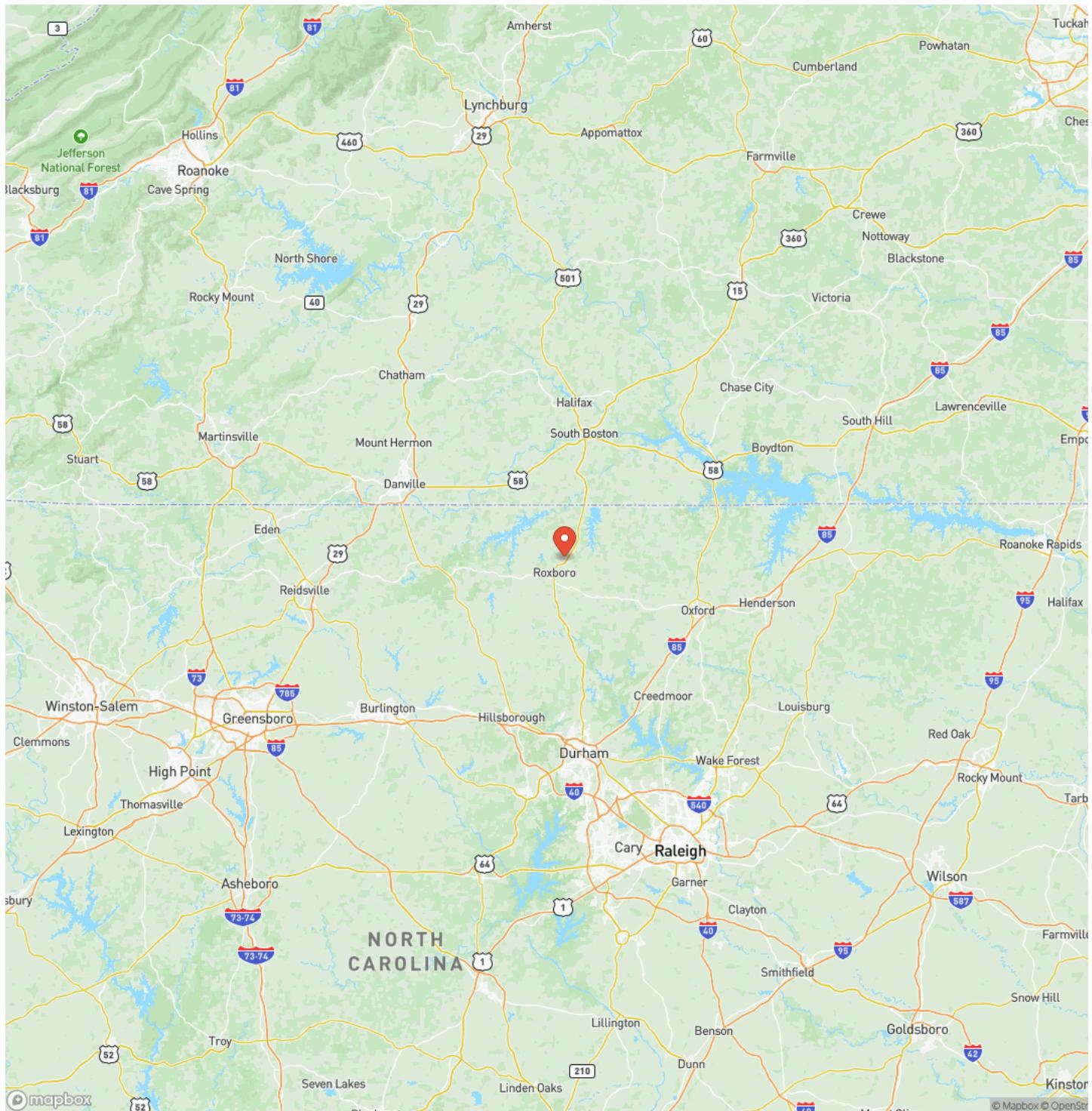
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## Locator Map



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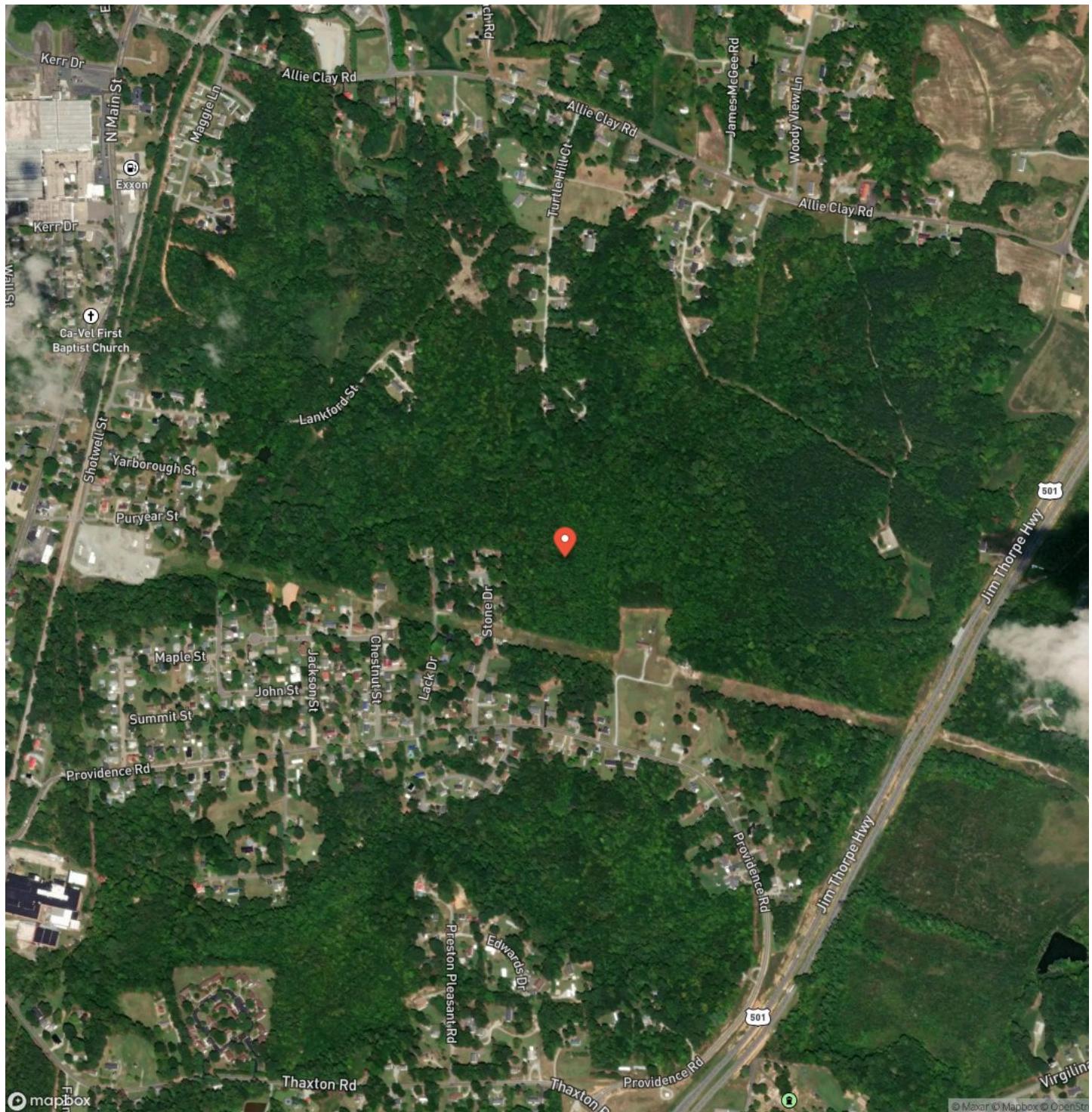


## **MORE INFO ONLINE:**

[www.landandfarmsrealty.com](http://www.landandfarmsrealty.com)

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## Satellite Map



## **UNDER CONTRACT!! 40.82 acres of Multi-Use Land For Sale in Person County NC!**

## **Roxboro, NC / Person County**

## 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



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[www.landandfarmsrealty.com](http://www.landandfarmsrealty.com)

## NOTES

## **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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