

**MARKET BASED PRICE IMPROVEMENT!! 16.18 Acre
Homesite and Recreational Land for Sale in Orange
County, NC!**
Off Walnut Grove Church Rd
Hillsborough, NC 27278

\$199,900
16.180± Acres
Orange County



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Hillsborough, NC / Orange County**

SUMMARY

Address

Off Walnut Grove Church Rd

City, State Zip

Hillsborough, NC 27278

County

Orange County

Type

Hunting Land, Timberland, Recreational Land, Undeveloped Land, Farms, Ranches, Beachfront, Lakefront, Riverfront, Commercial, Horse Property, Lot, Business Opportunity

Latitude / Longitude

36.075418 / -79.099735

Acreage

16.180

Price

\$199,900

Property Website

<https://www.mossoakproperties.com/property/market-based-price-improvement-16-18-acre-homesite-and-recreational-land-for-sale-in-orange-county-nc-orange-north-carolina/41038/>



MORE INFO ONLINE:

www.landandfarmsrealty.com

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PROPERTY DESCRIPTION

For immediate assistance with this listing call Sean Maloy at [844-412-1200](tel:844-412-1200).

Fully wooded building tract with scenic creek is ready for your new home! Call Sean Maloy at [844-412-1200](tel:844-412-1200) to schedule a showing today!

Located in north-central Orange County, NC, near the townships of Deer Run and Arrowhead, this unrestricted, fully wooded building tract awaits your new home!

The property predominantly lies east to west from north-south from Walnut Grove Church Road, and the terrain gently slopes from the road down to the creek, then slopes upward to the back property line. This topography allows for easy walking and full use of the property for recreation purposes.

This timber on this property varies in age, structure & species, adding beauty and making it a very diverse property for wildlife. Ray's Creek flows south to north thru the center of the property. It's banks are 2-3ft. high and it's width is 5-7ft in most places. The creek area is in a flood plain, but doesn't affect the building site on this property. Instead, it's teeming with wildlife, including whitetail deer, all types of song birds, and other small game & non-game animals commonly found in the area. In addition, beavers are frequently spotted swimming in the creek, as well as turtles and other aquatic animals & reptiles.

The property has approximately 61ft of frontage on Walnut Grove Church Road, and electrical service and phone lines are along the road. This property has a favorable soil report for a 3-bedroom septic system, and good surveys are on file, making it ready for you to choose your builder and get started building your new home! Here are a couple things to know when considering this property:

-There is confirmed 4G-LTE cell service with Verizon (a cell tower is just north of the property).

-Tract has an a favorable soil report for a 3-bedroom septic system (permit not applied for).

-Surveys are on file.

-Schools District is Orange County.

Pathways Elementary - Grades: K-5 - Distance: 3.4 mi

Charles W. Stanford Middle - Grades: 6-8 - Distance: 4.8 mi

Orange High - Grades: 9-12 - Distance: 4.6 mi

-The lot is NOT subject to any Deed Restrictions or Homeowners Association.

Please reference the "Property Documents" tab on this listing or on the interactive map to download these recorded documents.

This property will have a Hurdle Mills, NC mailing address, and lies just off NC Hwy-86. This places you just 5-miles north of Hillsborough, (<https://visithillsboroughnc.com/>); only 17-miles northwest of Durham, NC (<https://www.discoverdurham.com/>), and 30-miles northwest of Raleigh-Durham International Airport (<https://www.rdu.com/>) and the Research Triangle Park (<https://www.rtp.org/>). All these areas offer excellent dining, shopping and entertainment opportunities!

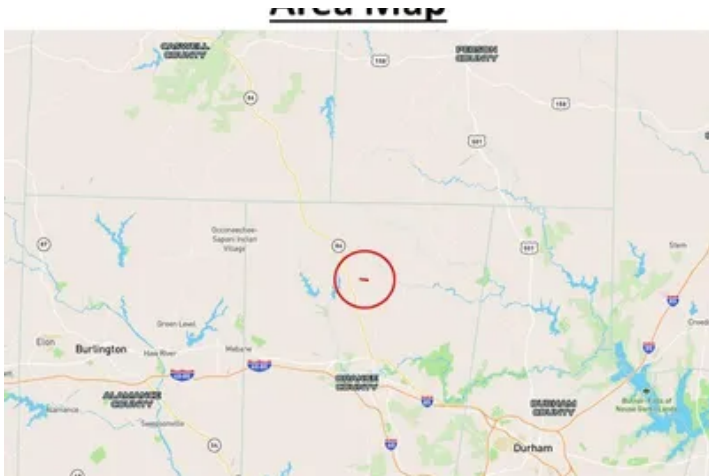
I invite you to explore the embedded map at the bottom of this listing for a detailed view of the property and surrounding area.

This property is shown by appointment only. Please contact me directly to coordinate your private tour.

For more information on this and other Farm and Hunting Land for Sale in Orange County NC, please contact SEAN MALOY at [844-412-1200](tel:844-412-1200), by email at SEANMALOY@MOSSYOAKPROPERTIES.COM or visit our website at LANDANDFARMSREALTY.COM.

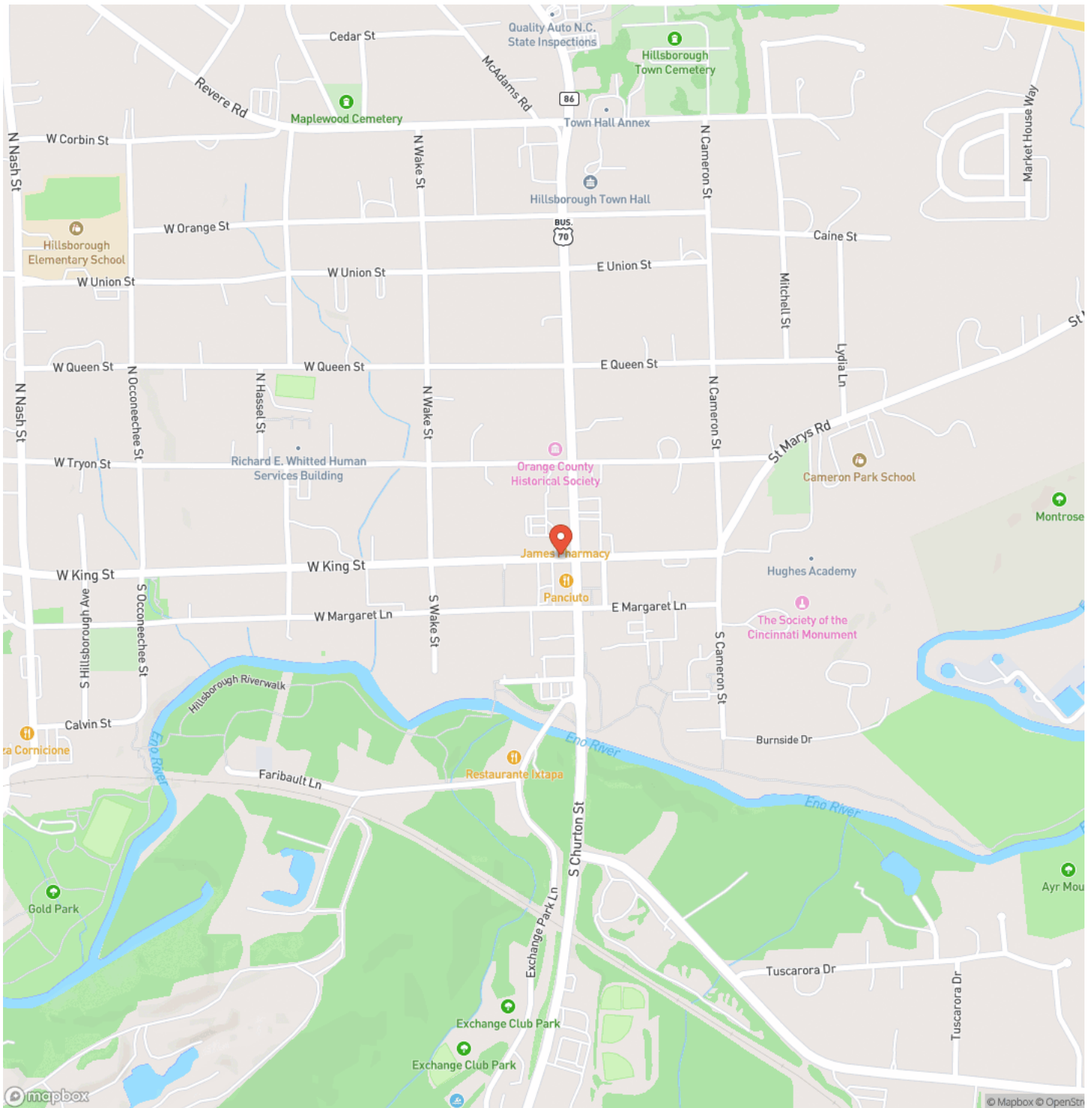


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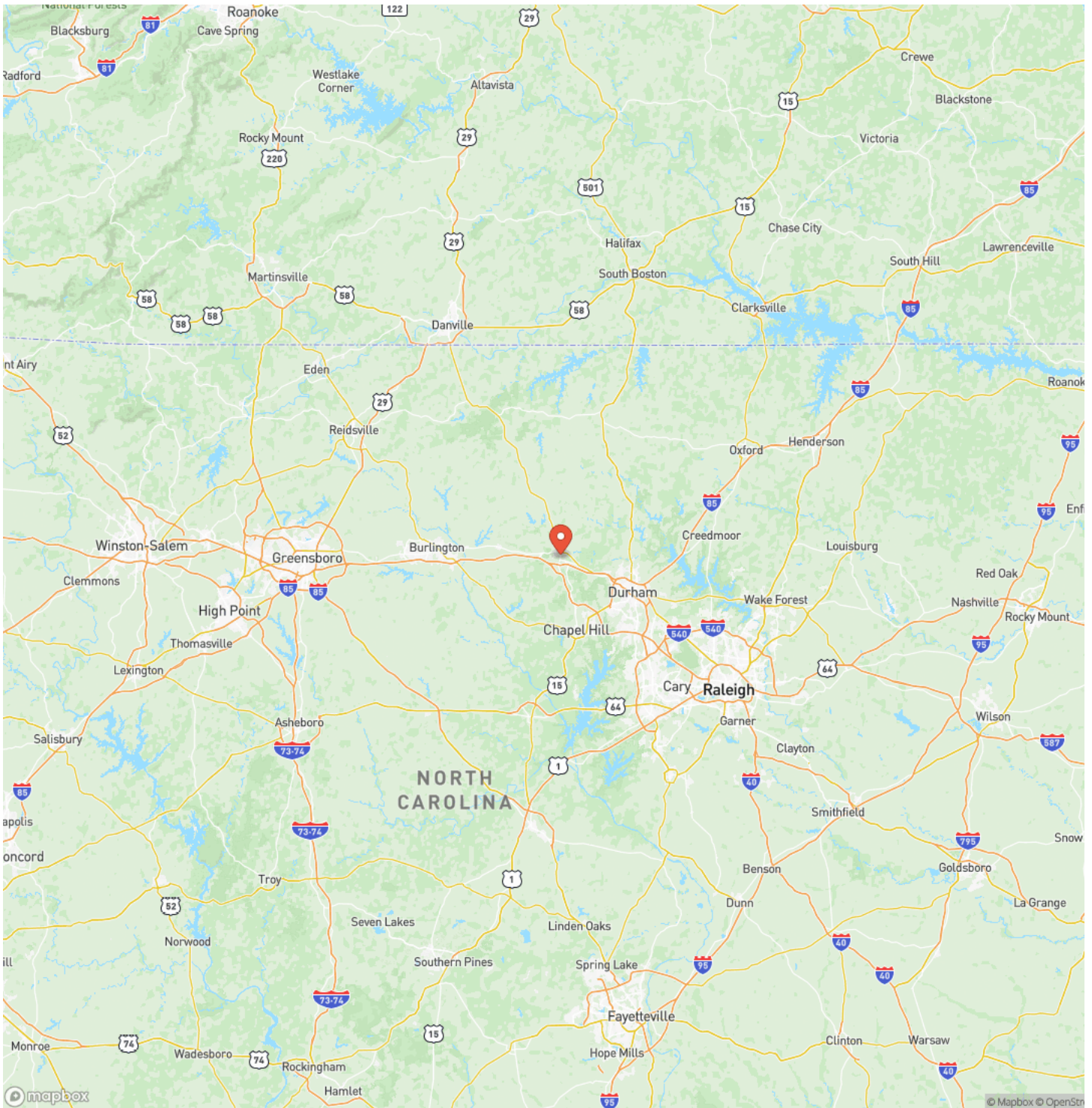
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Locator Map



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**MARKET BASED PRICE IMPROVEMENT!! 16.18 Acre Homesite and Recreational Land for Sale in Orange County, NC!
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Satellite Map



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LISTING REPRESENTATIVE
For more information contact:

Representative

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City / State / Zip

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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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