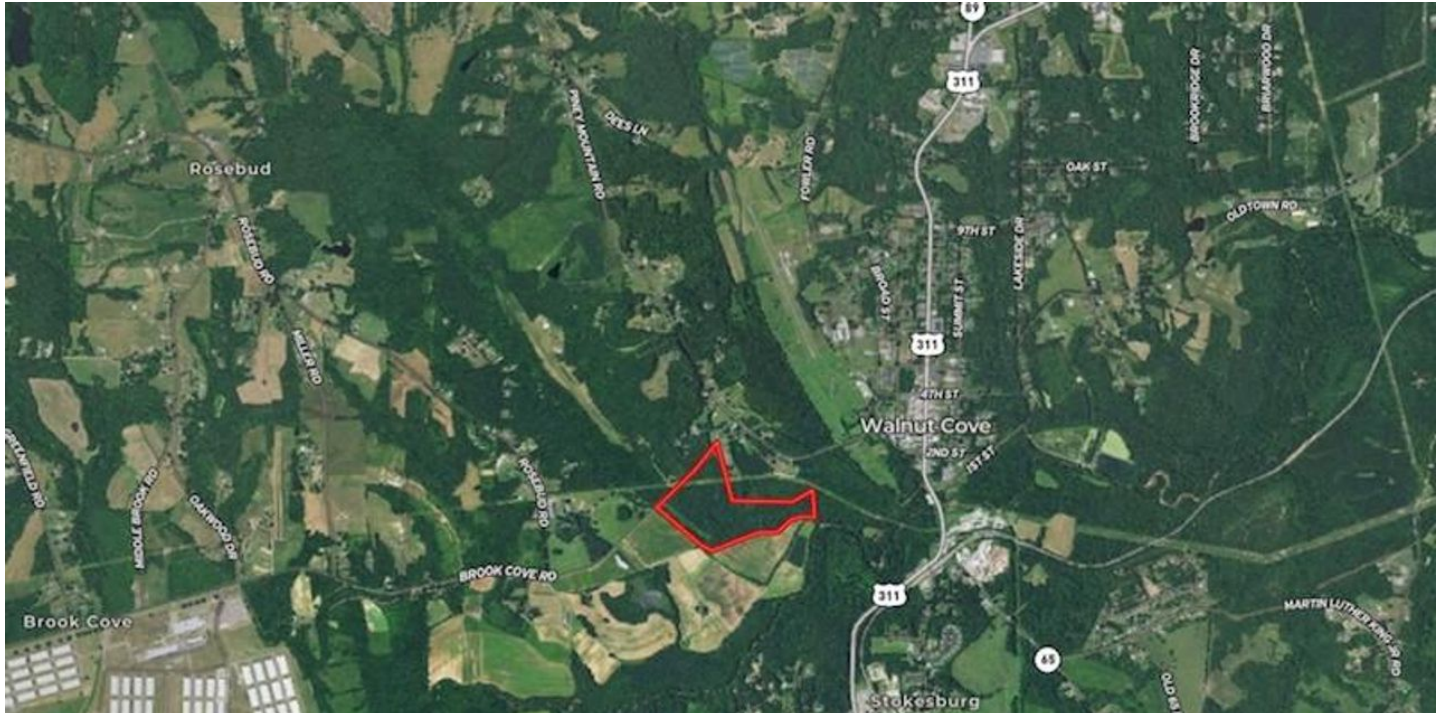


**42.85 acres of Investment and
Recreational Land for Sale in Stokes
County!**

**Off Brook Cove Road
Walnut Cove, NC 27052**

\$269,000

**42.850 +/- acres
Stokes County**



42.85 acres of Investment and Recreational Land for Sale in Stokes County! Walnut Cove, NC / Stokes County

SUMMARY

Address

Off Brook Cove Road

City, State Zip

Walnut Cove, NC 27052

County

Stokes County

Type

Farms, Hunting Land, Timberland, Recreational Land, Residential Property

Latitude / Longitude

36.2944 / -80.1539

Acreage

42.850

Price

\$269,000

Property Website

<https://www.mossyoakproperties.com/property/42-85-acres-of-investment-and-recreational-land-for-sale-in-stokes-county-stokes-north-carolina/22432/>



42.85 acres of Investment and Recreational Land for Sale in Stokes County!

Walnut Cove, NC / Stokes County

PROPERTY DESCRIPTION

Having tillable land, investment timber, and potential building sites make this a great multi-use property!

Located just outside the small town of Walnut Cove, NC, you'll find the last two tracts of the Beene Family Farm that are being sold together as well as separately. Combined, these tracts total +/-121.21-acres and consist of mature hardwoods, blocks of planted pines, several open fields, a huge duck pond, two large creeks and several options for building the perfect homestead or mini farm!

This listing is for Tract-2 and is the smaller of the two parcels. It totals +/-42.85-acres in size and has approximately 1475ft of road frontage along Brook Cove Road and contains two fields, creek frontage and investment timber. The main field is 2.5-acres in size and is in a crop rotation of corn and soy beans (this year's crop is corn). The smaller field is approximately 1½-acre and is planted in beans. The terrain moderately slopes from north to south and Ash Camp Creek runs along the western boundary. The tract is fully wooded and is comprised of various hardwood trees and approximately 21-acres of planted pines. These Loblolly Pines are also approaching 15-years of age and are ready for their first thinning.

A high voltage powerline easement cuts through the northern section of the tract. This feature provides an additional acre of open land that could be managed for pasture, deer bedding or wildlife food plots. As with the other tract, the diversity found on this parcel provides natural browse and thick cover for wildlife such as whitetail deer, wild turkey and other small game & non-game animals. The diversity found on this property provides natural browse and thick cover for wildlife. Whitetail deer and other small game & non-game animals call this property home and provide good hunting or wildlife viewing opportunities.

Both of these tracts offer several potential homesites or could be kept as investment and recreational properties. Each of them are enrolled in the Stokes County Tax Deferral program for Agriculture and Timber Management.

The scenic town of Walnut Cove is adjacent to the property and has a rich history. Today, it has a number of small businesses and restaurants that attract tourists and locals alike.

(https://www.townofwalnutcove.org/about_us/history.php). The city of Winston Salem, NC is just 15-miles south and offers a short commute to work, dining or shopping.

(<https://www.visitwinstonsalem.com/#/>) In addition, this property's location offers easy access to some of Central North Carolina's most scenic attractions, such as Hanging Rock, Pilot Mountain, the Dan River, and Mt. Airy (known for the inspiration on the TV show Mayberry R.F.D. The Hanging Rock State Park offers many recreational opportunities such as camping biking, and swimming



(<https://www.ncparks.gov/hanging-rock-state-park/home>). Pilot Mountain State Park offers many of the same opportunities, but is also known for its almost 15-miles of public horse riding trails (<https://www.ncparks.gov/pilot-mountain-state-park/home>). The Dan River crosses thru much of north-central North Carolina. It offers boating, fishing, kayak & canoeing, as well as tubing (<https://www.danriver.org/our-watershed/trails-and-river-info/river-info>). Mt. Airy is a very quaint town that has shopping, winery outlets, micro-breweries, dining and of course...everything Mayberry R.F.D.! It is a must visit destination that is only 35-driving miles away (<https://www.visitmayberry.com/>). Bottomline, these attractions alone make property in this area very sought after and a great location for families who enjoy the great outdoors.

So, if you are looking for a place to build a farmstead or homestead, have an investment and/or a recreational property, while being close some of the best attractions North Carolina has to offer, look no further! This could very well be the place for you and your family!

This exclusive property is only available to tour by appointment only.

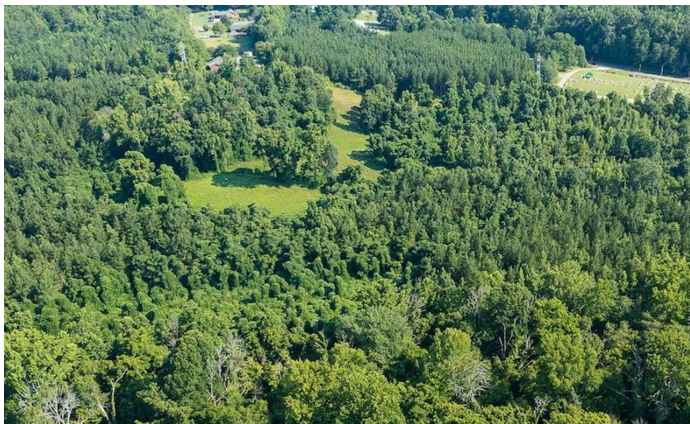
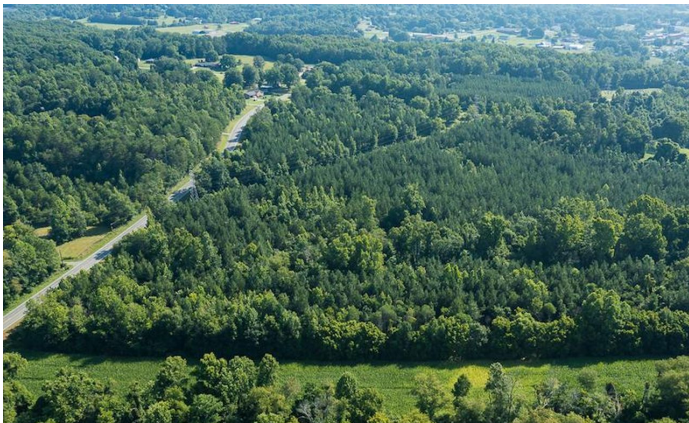
I invite you to explore this property on the interactive map below Contact me today to schedule your private showing and let me show you the opportunities that this property has to offer you!

The property is unrestricted, and a survey is on file. No official preliminary soil science for septic has been performed on this property. If you desire more acreage, please our listing for Tract-1 which totals approximately 78.36-acres.

For more information on this and other land for sale in Stokes County, contact Sean Maloy at 844-412-1200 or by email at seanmaloy@mossyoakproperties.com, or visit [Land & Farms Realty](http://www.landandfarmsrealty.com).

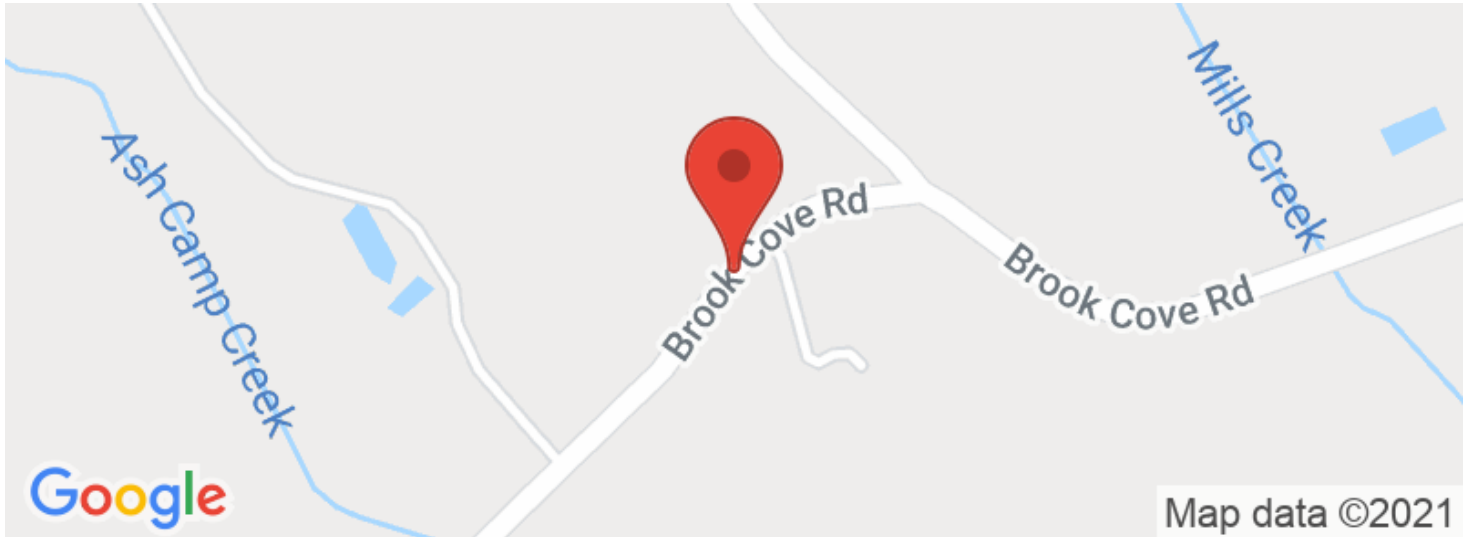


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Walnut Cove, NC / Stokes County



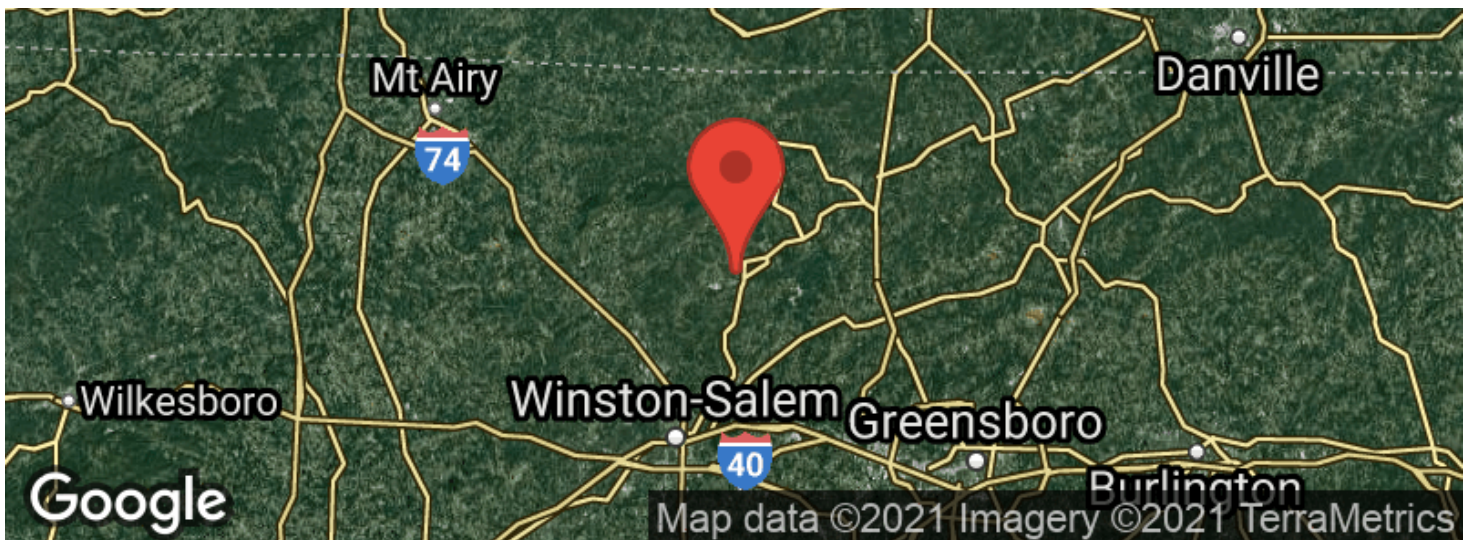
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Locator Maps



42.85 acres of Investment and Recreational Land for Sale in Stokes County!
Walnut Cove, NC / Stokes County

Aerial Maps



42.85 acres of Investment and Recreational Land for Sale in Stokes County!
Walnut Cove, NC / Stokes County

LISTING REPRESENTATIVE

For more information contact:



Representative

Sean Maloy

Mobile

(704) 650-6258

Email

sean.maloy@followupboss.me

Address

842 Fuqua Road

City / State / Zip

Leasburg, NC 27291

NOTES



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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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