

**UNDER CONTRACT!! 2.52 Acre Building Lot
for Sale in Alamance County, NC!**
4835 N NC HWY 49
Burlington, NC 27217

\$59,900
2.520 +/- acres
Alamance County



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SUMMARY

Address

4835 N NC HWY 49

City, State Zip

Burlington, NC 27217

County

Alamance County

Type

Recreational Land, Timberland, Residential Property

Latitude / Longitude

36.1892 / -79.3021

Acreage

2.520

Price

\$59,900

Property Website

<https://www.mossyoakproperties.com/property/under-contract-2-52-acre-building-lot-for-sale-in-alamance-county-nc-alamance-north-carolina/26227/>



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PROPERTY DESCRIPTION

For Immediate assistance with this listing call Sean Maloy at 844-412-1200

Beautiful wooded lot with creek access is ready for your country home!

Here's your opportunity to own a nice wooded building site with creek access in northeast Alamance County!

Lot-2 of this subdivision has a Burlington, NC address and is ready for you to build your home in the country! This beautiful property has approximately 298ft of road frontage along US Highway 49 N, and has a graveled driveway that leads to the partially cleared home building site.

The property is comprised of gently sloping terrain, a medium sized creek and mixed hardwoods. Utilities, such as electricity and phone service, are on/or adjacent to the property. There's a recent survey on file and a Septic Permit for a 4-bedroom home has been issued (see property documents on this listing). There are many signs of wildlife along the creek, including whitetail deer, small game and other animals commonly found in the area.

This lot is approximately 6-miles from the quaint town of Mebane (https://en.wikipedia.org/wiki/Mebane,_North_Carolina), and only 9-miles from Burlington, NC (https://en.wikipedia.org/wiki/Burlington,_North_Carolina). Both of these towns have an abundance of shopping & dining opportunities for all needs, styles and tastes. In addition to being close to town, there are many local attractions for the whole family to enjoy. Local state parks and public lakes, like Graham/Mebane Lake is about 650-acres in size and offers fun for the entire family with its water skiing, bank, and boat fishing opportunities (<https://www.visitalamance.com/listing/graham-mebane-lake/335/>). Caswell County is just north and boasts over 18,000-acres of state game lands for all types of hunting, especially Whitetail Deer and Eastern Wild Turkey. There is also a shooting range and horseback riding opportunities year-round. Just these attractions alone make this a great location for families who enjoy the great outdoors. So, if you are looking for a place to build your new home that is close to civilization and the wild outdoors, look no further - this could very well be the place for you and your family!

A survey is on file and Restrictive Covenants apply to this property. Here are some of the basic building restrictions:

-All residential structures built shall have a minimum heated floor space of 1350 square

feet with a two-car garage. For purposes of this paragraph, "heated floor space" shall be deemed



to exclude porches, garages, carports and basement areas.

-No mobile, manufactured or on-frame modular homes shall be permitted or allowed to remain on said property.

-Off-frame Modular homes are permitted.

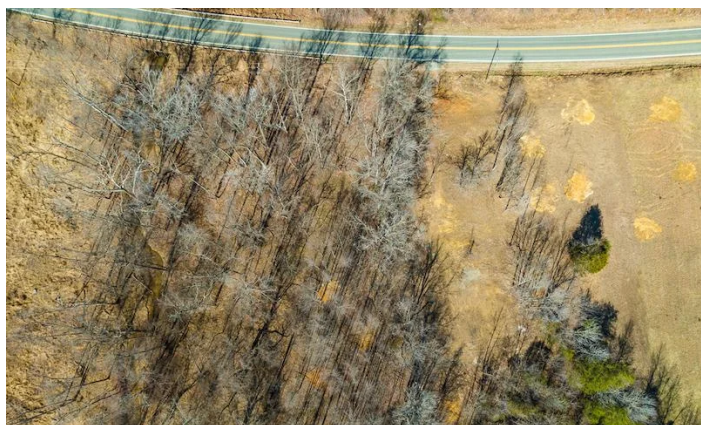
-See the property documents section on this listing for the complete list of Restrictions & Covenants.

I invite you to explore the embedded map in this listing for a detailed view of the property and surrounding area, as well as a few photos that you may find interesting!

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



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Locator Maps



UNDER CONTRACT!! 2.52 Acre Building Lot for Sale in Alamance County, NC!
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Aerial Maps



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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



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.



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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