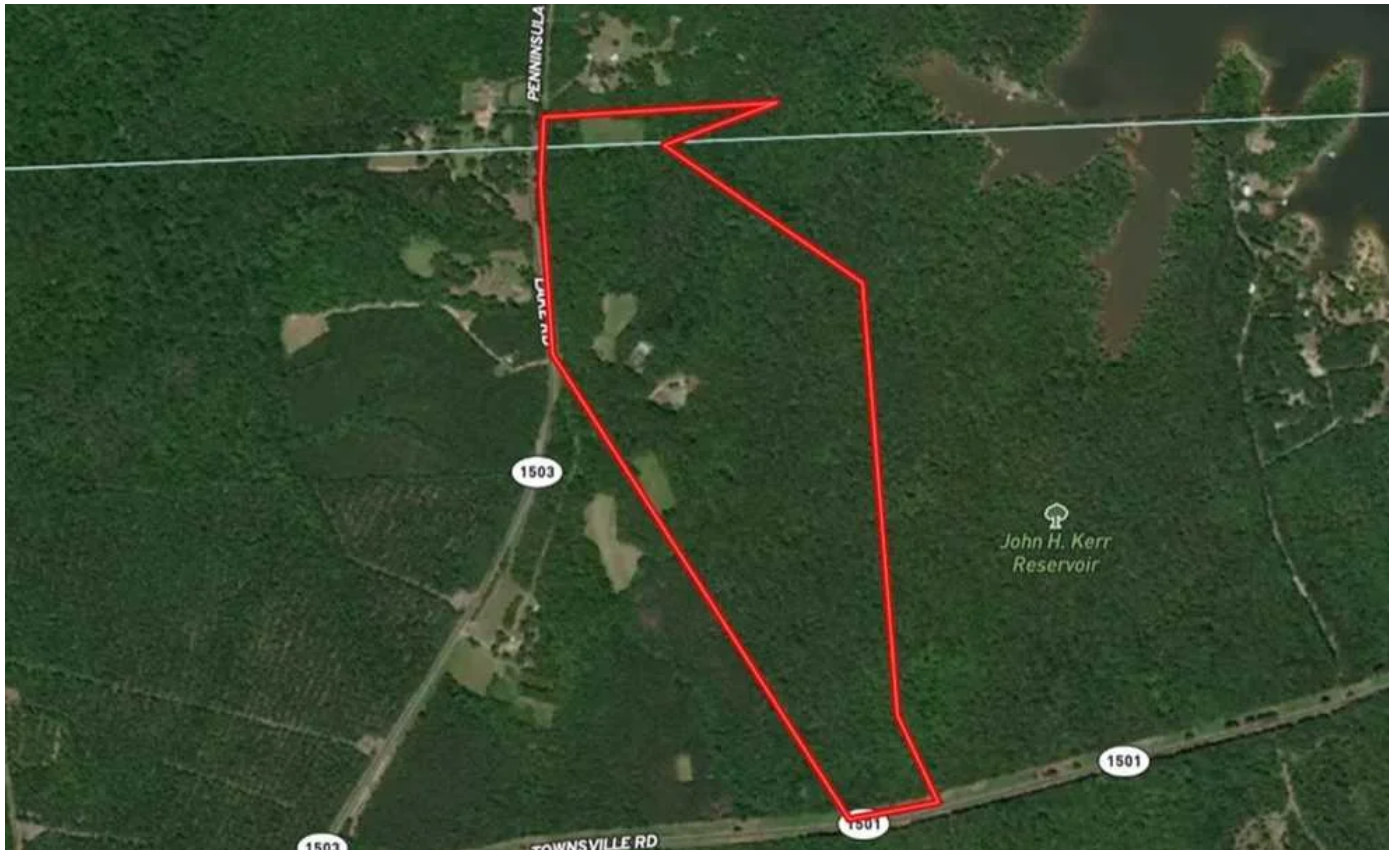


**UNDER CONTRACT!! 112.84 +/- acre Estate
Home, Guest House and Lake Access for
Sale in Granville County, NC!**

**9610 Lake Rd
Bullock, NC 27507**

\$1,300,000

**112.840± Acres
Granville County**



MORE INFO ONLINE:

www.landandfarmsrealty.com

UNDER CONTRACT!! 112.84 +/- acre Estate Home, Guest House and Lake Access for Sale in Granville County, NC!
Bullock, NC / Granville County

SUMMARY

Address

9610 Lake Rd

City, State Zip

Bullock, NC 27507

County

Granville County

Type

Residential Property

Latitude / Longitude

36.5371 / -78.4899

Dwelling Square Feet

3700

Bedrooms / Bathrooms

4 / 2

Acreage

112.840

Price

\$1,300,000

Property Website

<https://www.mossyoakproperties.com/property/under-contract-112-84-acre-estate-home-guest-house-and-lake-access-for-sale-in-granville-county-nc-granville-north-carolina/13489/>



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PROPERTY DESCRIPTION

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

Two docks, tillable acreage, investment timber, and a 4 bed/2.5 bath main house make this property truly a one of offering!

Nestled in the Northeast corner of Granville County, this beautiful estate has so much to offer!

It consists of +/- 112-acres of gently rolling terrain stretching predominantly South to North from Townville Road, with its entrance along the road frontage on Lake Road in Bullock, NC. The property consists of three fields of various sizes, mixed hardwood forest, a spring, two deeded docks on the Kerr Lake Reservoir, the estate home, guest house, and garage/shop.

The three small fields total approximately 4.38-acres and have been used for hay and wildlife viewing in recent years, but have the potential to serve as good food plot areas to attract wildlife closer to the main house. The timber on the property consist of mainly mature hardwoods (red & white oaks, poplar and hickory trees) and several pine species are scattered throughout (shortleaf, loblolly and spruce pines). The understory consists of smaller flowering trees and shrubs (dogwoods, redbuds and holly) and there are a few fruit trees as well (wild plum, persimmon). The diversity of the forest provides food and cover for game & non-game animals alike, as well as adding inherent beauty to the property.

Boating, hiking, fishing, wildlife viewing, and hunting opportunities make this a year-round recreational property for family and friends! There is a small designated wetland area that has a spring, but the main water feature is found along the banks of the Kerr Lake Reservoir! A private, 1/2 mile ATV/UTV trail extends from the main house, through the US Army Corps of Engineer land to the banks of the lake. Once you arrive, you're greeted by a beautiful view of the lake and the two deeded docks. Countless family memories of camping, fishing, swimming and boating are made here and will last a lifetime.

If you're a sportsman, then this property cannot be overlooked, as this area is known for big deer and large numbers of turkey. Deer and turkey sign can be found throughout the property. Rubs, scrapes, scratching and feathers are common on the field edges and in the timber. The US Army Corps of Engineers property to the east is part of the NC Game Lands Program, offering you more access to hunting land. A few strategically place food plots could make for some exciting hunting opportunities as well as quiet wildlife viewing. The property to the southeast is in the Tar River Land Conservancy Easement Program. It is currently hunted by its owner, but it will never be developed. Overall, the neighbors that you have are all that you're going to have for a very long time, and any hunting improvements made will pay dividends for many years to come.



Of all the unique features of this property, the main home is truly the centerpiece of this property. The house was custom built with beautiful, handmade wood features, and the flow & function of the layout was thoroughly thought through. In addition to the main house, there is a guest house. This house allows for overflow during the summer when friends and family come to visit, or it would make a nice residence for another family member. It too, is well crafted and has been extremely well maintained by the current owners. Here are all details for both:

Main House:

- Over 3,700-heated square feet
- 2 car garage
- 4 bedrooms / 2.5 bathrooms
- screened in porch
- large deck for entertaining
- owners suite on main floor
- spacious kitchen & dining area
- hardwood & carpeted floors
- HVAC system
- generator system
- well & septic system
- Verizon LTE service confirmed
- low county taxes

Guest House:

- 1,000-heated square feet
- 3 bedrooms / 1 bathroom
- small front porch & back deck
- large family room



-comfortable kitchen & dining area

A property of this size requires a place to work on things, store equipment and tools. You won't be disappointed with the large steel framed & sheathed garage & workshop. The 3,000 sqft (30ft x 100ft) structure has two large roll-up doors, insulated, electrical service throughout, and water on-site for washing off your ATVs or tractor. On the backside is a long lean-to type shelter for multiple ATVs, tractors, or implements. There are also two three-sided storage sheds ready for trailer or boat storage. This amount of infrastructure is what all men (and some ladies) dream about!

Access onto and through a property is important to landowners, and this property doesn't disappoint. There is approximately 1380ft of road frontage along Lake Road, and another 525ft on Townsville Road. The primary entrance onto the property is from Lake Road and it has an electric gate with keypad. There is a gated entrance on Townsville Road, that allows access to the trail network that leads back to the main house, and is a great access point to use when hunting. In total, there are about 1.5-miles of internal road & trail networks connecting the home site to the fields, lake and forested areas, allowing for hours of pet walking, horseback or ATV riding opportunities.

Having low county taxes and being close to Kerr Lake Reservoir, and the cities of Clarksville, VA, Henderson and Oxford, NC, places this property in a unique setting. Being close to Hwy-15, and leading to I-85, make it very convenient to the Raleigh/Durham areas. The John Kerr Reservoir and Kerr Lake State Recreation Area are just minutes away! Additional, fishing, boating, camping, and hiking at the state park just adds to this property's appeal. Verizon-LTE service has been confirmed.

This property is shown by appointment only to qualified Buyers only. If this unique, multi-use estate interests you, contact me today to schedule your private tour and let me show you all this Mossy Oak Property has to offer!

For more information on this listing and other land for sale in this county, contact Sean Maloy at 844-412-1200 or by email at seanmaloy@mossyoakproperties.com, or visit landandfarmsrealty.com

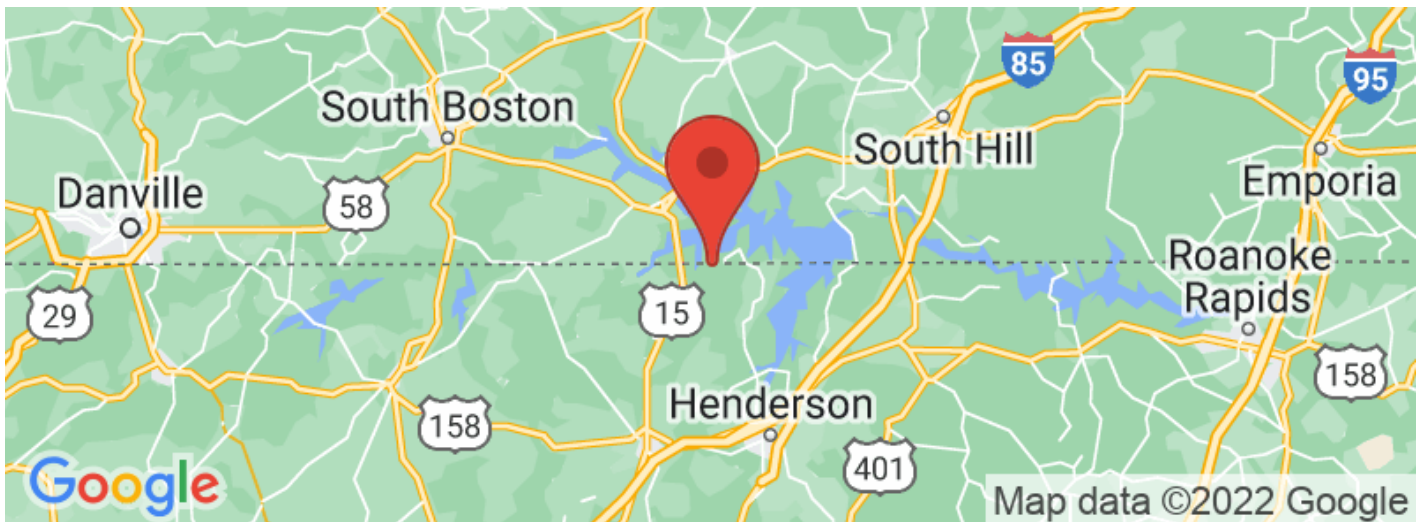
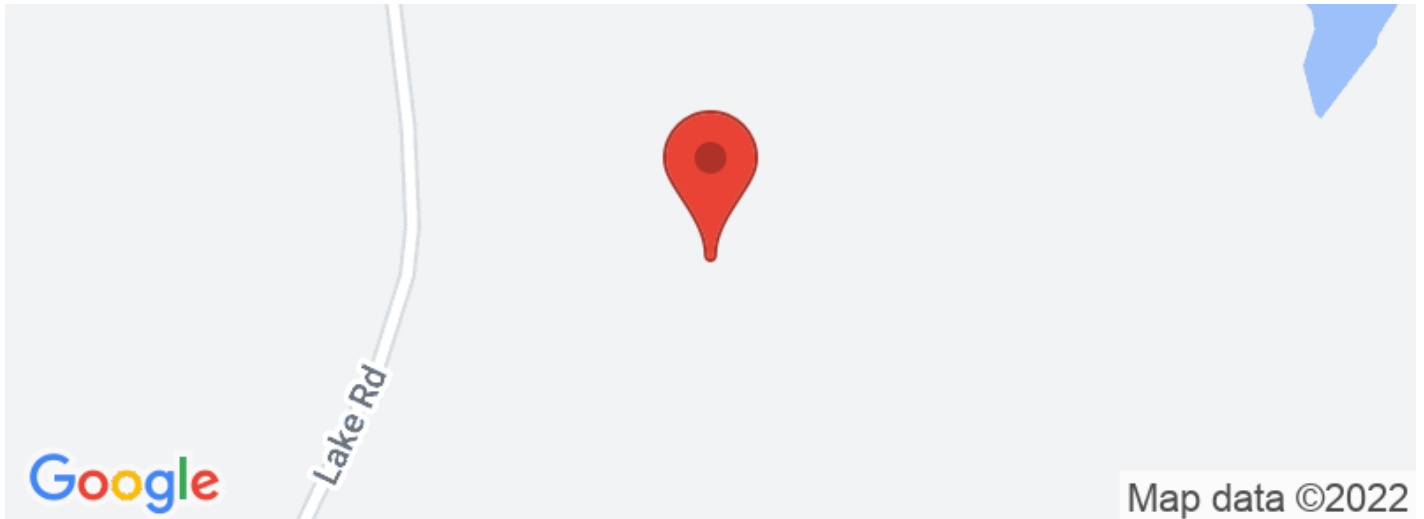


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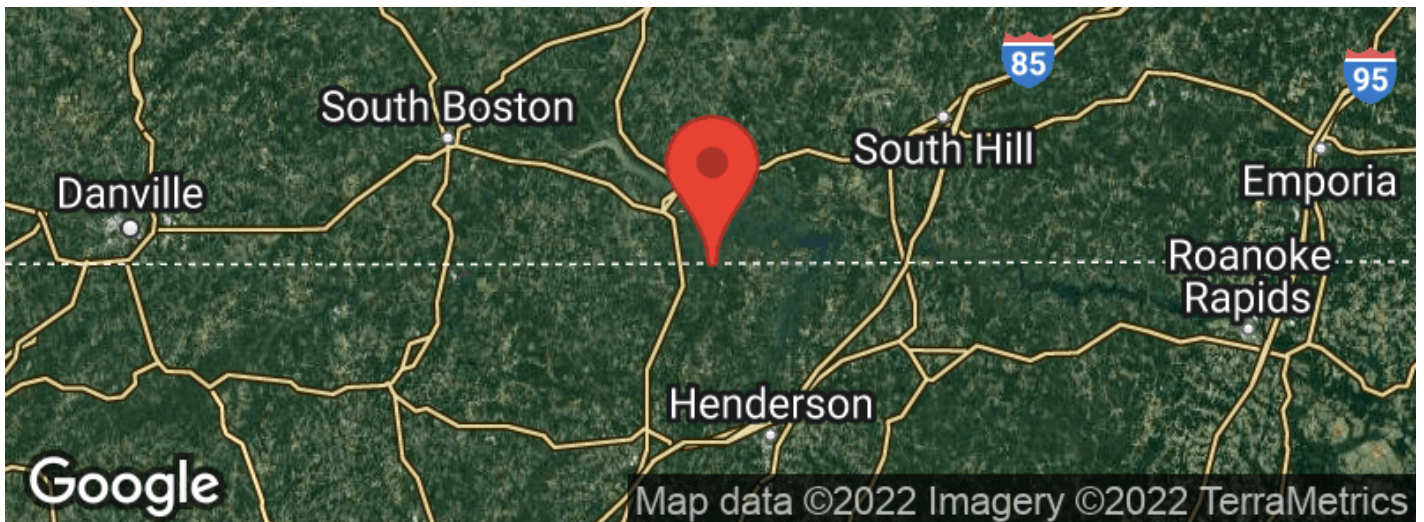
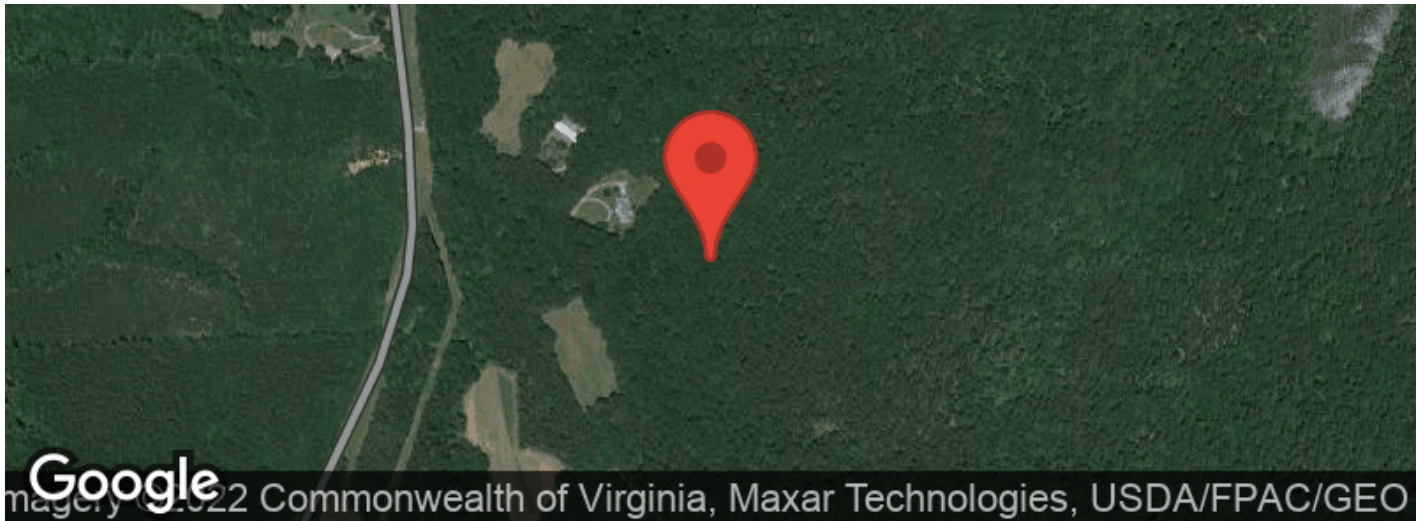
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Locator Maps



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Bullock, NC / Granville County

Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Sean Maloy

Mobile

(704) 650-6258

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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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