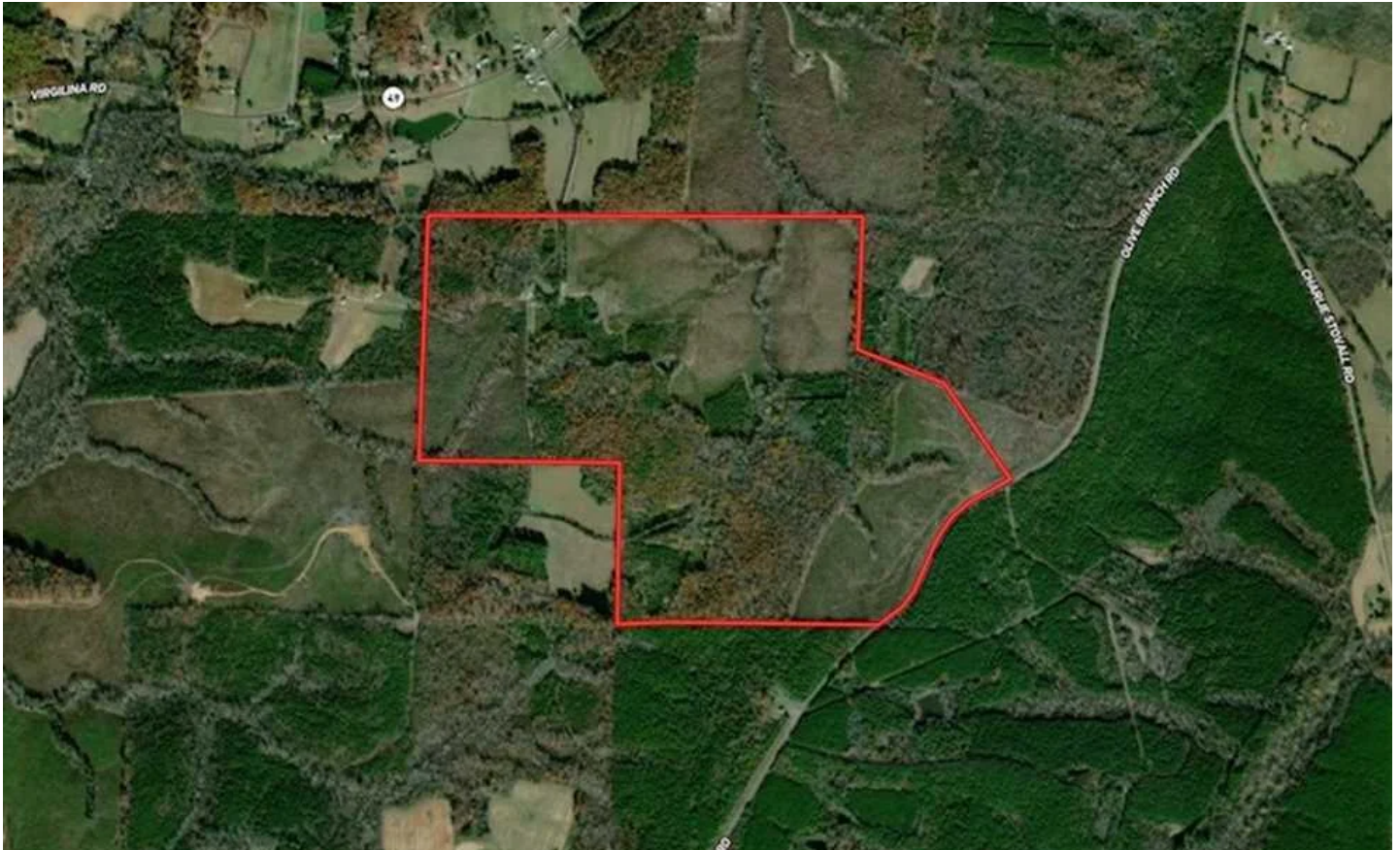


**UNDER CONTRACT!! 225 acres of
Investment and Recreational Land for
Sale in Person County!**
396 Raymond Lowery Drive
Roxboro, NC 27574

\$630,000
225 +/- acres
Person County





UNDER CONTRACT!! 225 acres of Investment and Recreational Land for Sale in Person County!
Roxboro, NC / Person County

SUMMARY

Address

396 Raymond Lowery Drive

City, State Zip

Roxboro, NC 27574

County

Person County

Type

Recreational Land, Residential Property,
Timberland

Latitude / Longitude

36.5160 / -78.8074

Acreage

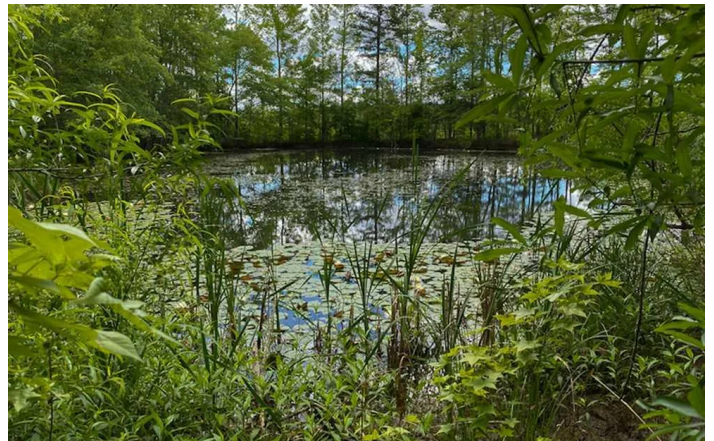
225

Price

\$630,000

Property Website

<https://www.mossyoakproperties.com/property/under-contract-225-acres-of-investment-and-recreational-land-for-sale-in-person-county-person-north-carolina/18888/>



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PROPERTY DESCRIPTION

Diverse Habitat Features, Investment Timber, Trails, Ponds and Development Potential Make This a One of a Kind Opportunity!

Some listings say that their property is a "sportsman's paradise", but then disappoint - this is not one of those listings!

Located in Northeast Person County, this multi-use property offer something for almost every type of person who enjoys the outdoors! It is comprised of an old farm & homesite, mature hardwoods, clear-cut areas, a couple ponds, a creek, and a few springs & drainage areas. The terrain is gently rolling and stretches predominantly southeast to northwest from Olive Branch Road to Raymond Lowery Road.

The beautiful hardwood forest totals approximately 84-acres and contains various mature oaks, hickory, walnut, poplar, various types of pines, and many other species of trees (including some wild fruit trees). In 2015-16, approximately 125-acres was clear-cut. Instead of planting pines, the owner decided to allow for natural hardwood regeneration to maximize food and cover for local game and non-game animals. As a bonus benefit to the owner, the majority of the property is enrolled into the Land Use Deferred Property Tax Program for Timber. This land use deferment is transferrable and will save its owner thousands of dollars in property taxes over the years.

There are two small ponds, the largest being approximately 1/3-acre in size and seems to be spring fed. This scenic pond is easily accessed from the primary trail into the heart of the property. Its edges are partially lined with Lilly-pads & Cattails that make for a superb ecosystem for fish, turtles, and waterfowl that frequent the area. The smaller pond is more of a pool or large water-hole. It too seems to be spring fed and is designated as a wetland on the property. It provides a great source of water to the local wildlife. There are a few springs on the property that feed Cattail Branch, which flows south to north thru the center of the property. A couple of these springs could possibly be used to feed a pond or small lake if an owner desired to have one built.

If you enjoy hunting or trapping, this property is one to consider! The diversity of the habitat found throughout the tract attracts, holds and supports a variety of wildlife, including whitetail deer, turkey,



the occasional bear, and other small game & non-game animals commonly found in the area. All of these animals have been harvested on this property year-after-year from the many tree-stands and hunting blinds throughout the property that have resulted in many great hunts and timeless memories made on this land.

Access on any property is important, and again this property delivers. There is approximately 1525ft. of road frontage along Olive Branch Road; and approximately 1715ft along Raymond Lowery Drive (which is the primary entrance onto the property). This road measures approximately 1-mile in length, and there are almost 3-miles of ATV trails that provide access throughout the property. These winding trails make for quiet and enjoyable walks or horseback riding. The gentle terrain throughout the property allows for additional trails to be established if wanted.

The basecamp area is along Raymond Lowery Road and has a electricity and a functioning well. There's even an old tobacco barn that adds to the history of the farm that use to be here. The old bunk-house is in disrepair and it may not be feasible to repair but having electrical service and water will support camping, processing game and water of your horses or other animals. This is a huge bonus not found on many recreational properties! If you desire to live on your hunting grounds this area could make for a very nice home setting (depending on septic permitting).

And if this isn't enough, Person and Caswell Counties offer some of the best outdoor activities in North Carolina. To the west, Caswell County boasts over 18,000-acres of state game lands for all types of hunting, especially Whitetail Deer and Eastern Wild Turkey, and Person County has two incredible public lakes for recreational use year-round. Hyco Lake is the larger of the two, but Mayo Lake is closest to this property and is perhaps the most natural looking; both offer excellent boating and fishing opportunities for you and the family.

I invited you to explore the embedded map in this listing for a detailed view of the property and surrounding area. There are many photos and several videos that may you may find interesting!

Local Person County Schools are: North End Elementary; Northern Middle; and Person High School.

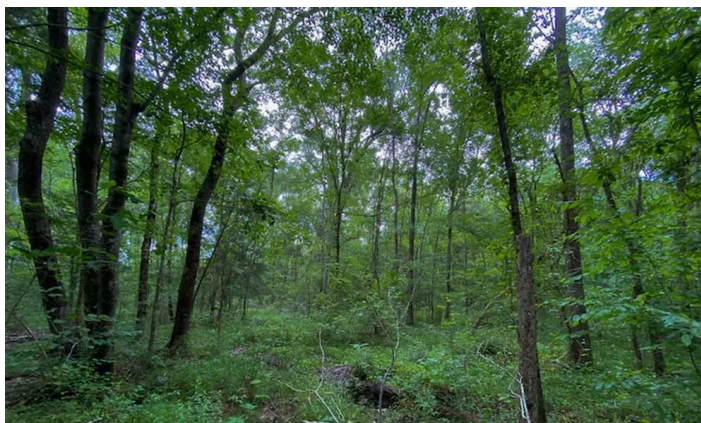
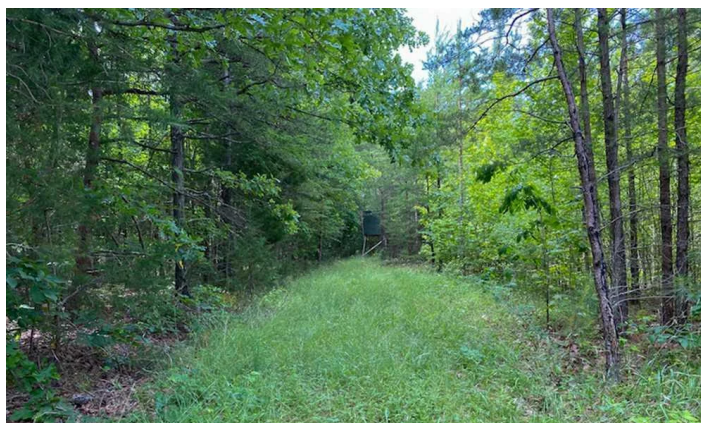
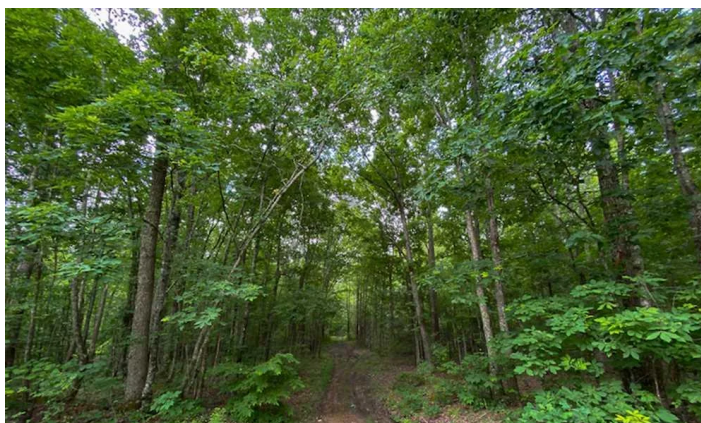
Due to the hunting lease, this property requires a private showing. If this prime hunting property interests you, contact me today to schedule your private tour and let me show you all this Mossy Oak Property has to offer!



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

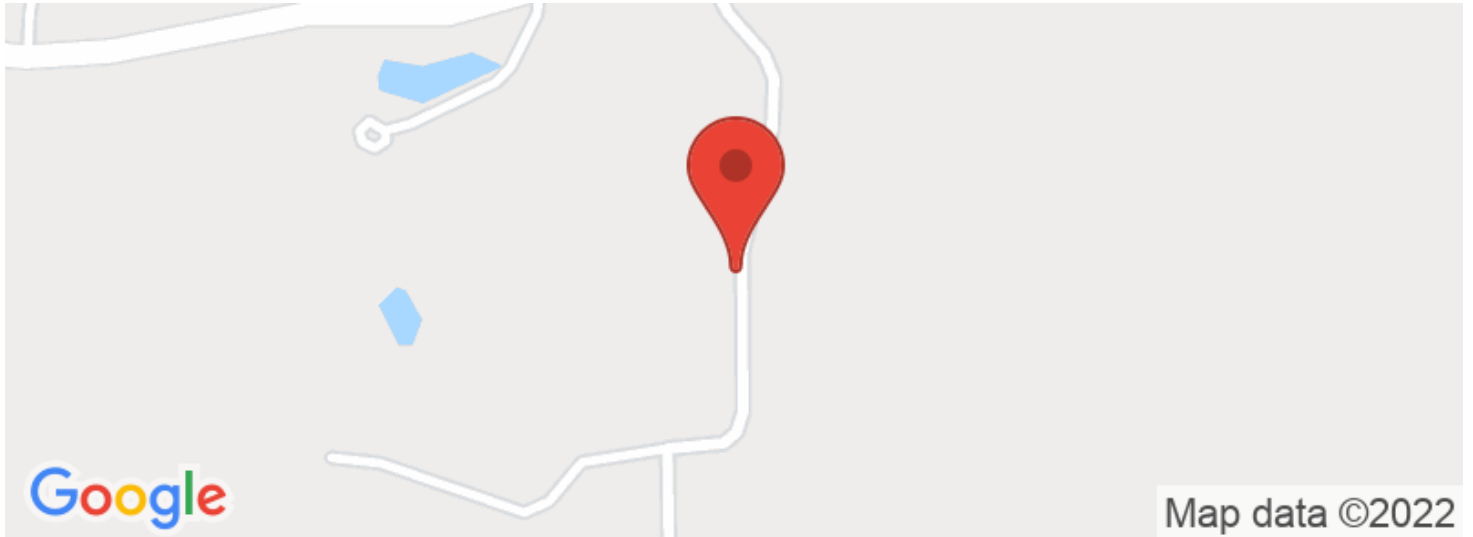


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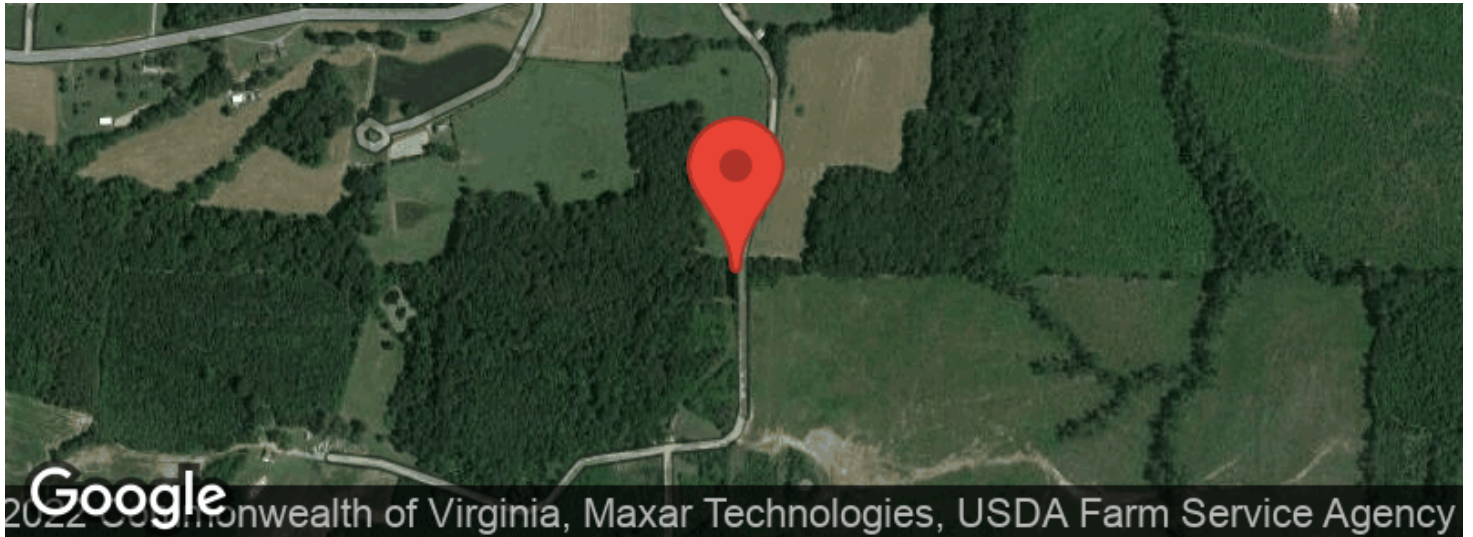
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Locator Maps



UNDER CONTRACT!! 225 acres of Investment and Recreational Land for Sale in Person County!
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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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