

**176 acres Multiuse Land for Sale in Person County NC!**  
930 Lawson Farm Road  
Roxboro, NC 27574

**\$824,900**  
176.930± Acres  
Person County



**176 acres Multiuse Land for Sale in Person County NC!  
Roxboro, NC / Person County**

---

**SUMMARY**

**Address**

930 Lawson Farm Road

**City, State Zip**

Roxboro, NC 27574

**County**

Person County

**Type**

Hunting Land, Timberland, Recreational Land

**Latitude / Longitude**

36.506221 / -78.984365

**Acreage**

176.930

**Price**

\$824,900

**Property Website**

<https://www.mossoakproperties.com/property/176-acres-multiuse-land-for-sale-in-person-county-nc-person-north-carolina/39556/>



## 176 acres Multiuse Land for Sale in Person County NC! Roxboro, NC / Person County

---

### **PROPERTY DESCRIPTION**

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

**Investment Timber - Extensive Trail Network - Commercial Shop Building - Excellent Hunting. Call Sean Maloy at [844-412-1200](tel:844-412-1200) to schedule a showing today!**

It's very rare to find property that has as many features as this one. It is definitely a "must see" if you're looking for a multi-use property that offers investment timber, commercial opportunities, homesite, and year-round recreational use!

Located in north-central Person County, NC this beautiful property is comprised of a large commercial yard & shop/garage, planted pines, creek bottoms, mixed hardwoods, and a few drainage areas. The tract gently slopes inward from the eastern and western boundaries, forming a long valley with a creek running through its center.

Story's Creek winds its way through the valley and is dominate terrain feature on this property. The creek flows south to north and eventually drains into the Hyco River (about a mile north off the property). Its banks are 4ft-5ft high and the width varies from 15-20 feet across. There are several culverts and fords for crossing the creek and other small tributaries in the valley. The grassy fields on either side of the creek provide expansive views that are uncommon in the area.

In addition to the creek valley, the tract contains approximately 125-acres of timber. In 2003, the timber was selectively harvested across the property and approximately 34-acres were replanted with loblolly pines. The remaining acreage has been allowed to naturally regenerate and contains many hardwood species.

Access to the property is via a deeded easement which is Lawson Farm Road. The road is nicely graveled and ends at the property's gate. Once on the property there is approximately 4.32-miles of road/trail network, including a full perimeter road. This amount of accessibility is invaluable to a landowner and adds much value to the property.

Perhaps what makes this property so unique is its commercial infrastructure. There is a large graveled lot, electrical service, well, and a 100' x 50' shop/garage. The garage is an insulated steel structure with four roll-up doors with full electrical setup, and it has a built-in vehicle inspection/grease pit. This definitely makes this property one to consider if you're looking for a property with commercial use opportunities!

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 (<https://www.ncwildlife.org/Portals/0/Hunting/Game-Land-Maps/Piedmont/R-Wayne-Bailey.pdf>), and Person County has two incredible public lakes for recreational use year-round. Hyco Lake is the larger of the two (<https://www.visitnc.com/listing/k7PN/hyco-lake>) and is closest to this property, but Mayo Lake is perhaps the most natural looking (<https://www.visitnc.com/listing/5D4K/mayo-lake>). Both offer excellent boating and fishing opportunities for you and the family.

Civilization is not too far away! The property is approximately 7.5-miles north of Roxboro, NC, 15-miles south of South Boston, VA, 25-miles from Clarksville, VA, and 25-miles from Danville, VA. All these cities & towns have shopping & dining opportunities as well as hardware and farm supply stores you may need.

Key property features include:

- +/- 176 total acres (approx. 125-acres of timber & 25-acres of open land).
- Zoned: Rural Conservation.
- 100'x 50' shop/garage with vehicle inspection/grease pit.
- 4.32-miles of road/trail network.
- Confirmed septic area for homesite.
- Electrical service and well on site.
- 4G-LTE cell service with Verizon confirmed.
- Private & secluded property.
- Year-round recreational opportunities (horse/atv riding, hunting, etc.).
- Commercial use opportunities.



- Close to town.
- There are multiple surveys on file that include a main survey and minor subdivisions.
- Seller has identified a perc site in the small field on the hill top north of the garage/shop building.

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 a property video that may you may find interesting!

There is an active business on this property and requires a private showing. Showings may be limited to weekends or after normal business hours so as not to interrupt the business activities.

Agents/Buyers should be prepared to present proof of funds prior to scheduling their tour.

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





**176 acres Multiuse Land for Sale in Person County NC!  
Roxboro, NC / Person County**

---



**Area Map**



**Topographical Map**

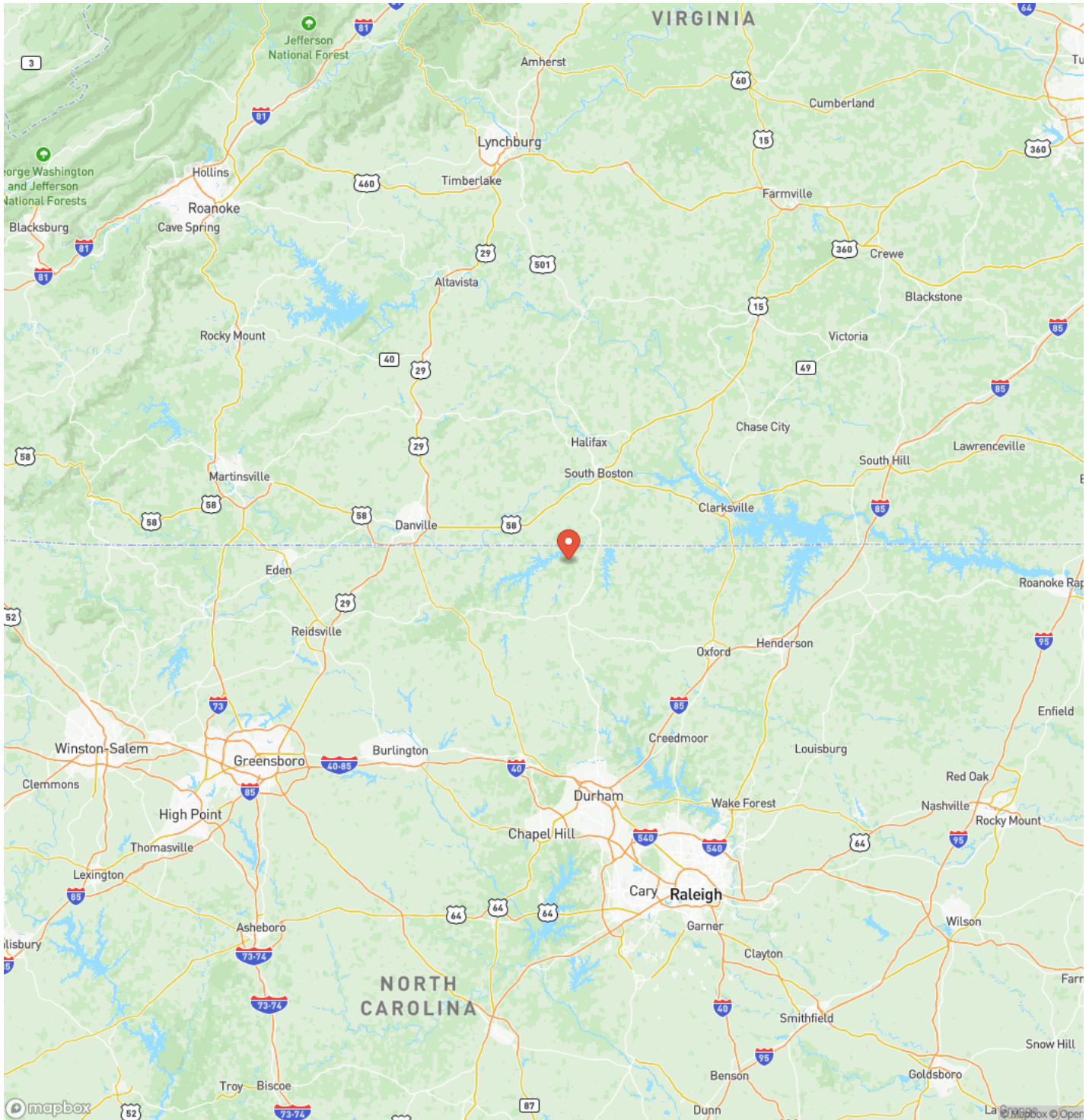


## Locator Map



## 176 acres Multiuse Land for Sale in Person County NC! Roxboro, NC / Person County

## Locator Map



**MORE INFO ONLINE:**

**www.landandfarmsrealty.com**



176 acres Multiuse Land for Sale in Person County NC!  
Roxboro, NC / Person County

---

## Satellite Map





176 acres Multiuse Land for Sale in Person County NC!  
Roxboro, NC / Person 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

---

---

---

---

---

---

---



## 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.



**www.landandfarmsrealty.com**

## **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.





---

**Mossy Oak Properties Land and Farms Realty**  
101 Budleigh Street, Suite F  
Manteo, NC 27954  
(844) 480-5263  
[www.landandfarmsrealty.com](http://www.landandfarmsrealty.com)

---

