



SOLD!! 225 ACRES OF INVESTMENT AND RECREATIONAL LAND FOR SALE IN PERSON COUNTY!

SOLD

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 (<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>), but Mayo Lake is closest to this property and 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.-

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!-

MORE DETAILS

Address:

396 Raymond Lowery Drive
Roxboro, NC 27574

Acreage: 225.0 acres

County: Person

MOPLS ID: 58564

GPS Location:

36.516000 x -78.807400

PRICE: \$630,000

CONTACT AGENT



SEAN MALOY

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