



SOLD!! 35.0 ACRES OF RESIDENTIAL/RECREATIONAL LAND FOR SALE IN LEE COUNTY, NC

SOLD

Secluded 35 ac tract with development potential and abundant wildlife. Buy this tract for an investment, development, or just for a peaceful place to build your home without being bothered by close neighbors. This diverse tract has plenty of room to satisfy nearly every buyer's needs.

This tract is a rare find in a very beautiful part of Lee County. Benefitting from an abundantly wide existing 60' access and utility easement, this property has great access and a stable path along one of its ridgelines. Additional trails are just waiting to be developed. The topography of this property shows promise for a potential subdivision of the property. Spectacular views can be found by properly placing homesites.

There are abundant wildlife through out this property. A doe with two fawns were seen crossing the access easement into the property. The mixed forest stand appears to be around 20-22 years old with select trees remaining that were never removed upon the previous harvest. This creates a diversity of pines and hardwoods with various age classes.

This property is quite peaceful and will allow for variety of uses. According to the Lee County GIS, there is a water main running across Pumping Station Road. There is also a powerline which runs into the adjacent property and is not far from the access easement. The Cecil soil series on this tract holds promise that septic has a legitimate chance of approval on portions of this tract.

San Lee Park is situated only 0.1 mile NW of this property. Follow this link (<https://leecountync.gov/Departments/SanLeePark>) to learn of its many amenities, including a lake, nature trails, camp sites, bike trails, boat rentals, amphitheater, etc.

Other amenities are not very far away either. According to Google Maps, many towns are just a short drive away:

Sanford (downtown) 8 minutes

Pittsboro 22 minutes

Siler City 28 minutes

Southern Pines 37 minutes

Raleigh 42 minutes

Are you ready to make this property your own? Here's your chance to buy a secluded tract at a reasonable price.

For a bird's eye view of the property visit our "MAPRIGHT" mapping system. Simply copy and paste this link into your browser (<https://mapright.com/ranching/maps/27b4ac8e97367ded8af979eadbce203c/share>) and then utilize the various tools. Click around and change the base layers to view shaded relief or hydrology maps of the area.-

MORE DETAILS

Address:

Off Pumping Station Road
Sanford, NC 27330

Acreage: 35.0 acres

County: Lee

MOPLS ID: 19936

GPS Location:

35.486700 x -79.779300

PRICE: \$165,000

CONTACT AGENT

