



SOLD!! 6.60 ACRE LOT WITH NEARBY PUBLIC ACCESS TO KERR LAKE IN VANCE COUNTY, NC!

SOLD

A totally wooded lot with excellent soils and county water access, make this property practically ready to build upon!

Located in northeast Vance County, this +/- 6.60-acre lot has so much to offer a buyer looking to build their home near beautiful Kerr Lake!

It consists of gently sloping terrain stretching predominantly East to West from County Line Road. It is fully wooded with a mix of various mature hardwoods and pines, and connects to the US Army Corps of Engineers Land. From its western border, it's approximately 265-yards to the waters edge.

The lot is approximately 340-feet of road frontage along County Line Road which allows for flexible driveway placement. Recently, the seller had a Preliminary Evaluation for Septic System Suitability (see Property Documents). This evaluation confirms that the soils on this lot support a 4-bedroom home with a Conventional Septic System. The seller will provide the report to a buyer who desires to make application for a county septic permit.

Having low county taxes and being close to the city of Henderson, NC, make this lot even more attractive; and, in addition, its proximity to I-85, make it very convenient to Raleigh/Durham areas. The John Kerr Reservoir and Kerr Lake State Recreation Area are just minutes away! Public access to fishing, boating, camping, and hiking at the state park just adds to its appeal (<https://www.ncparks.gov/kerr-lake-state-recreation-area/home>). Verizon-LTE service has been confirmed.

****Important Note: The Vance County GIS and the property's original survey boundaries do not match. The Seller has employed a surveyor to confirm the correct boundary. The deeded acres should not change, but we expect the actual boundaries may change. As soon as the survey is performed and stamped by the planning office this listing will be updated to reflect the results and/or provided to any buyer under contract.

MORE DETAILS

Address:
00 County Line Road
Manson, NC 27553

Acreage: 6.6 acres

County: Vance

MOPLS ID: 21330

GPS Location:
36.513200 x -78.318600

PRICE: \$92,500

CONTACT AGENT



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