



+/- 131.65 ACRE ESTATE PROPERTY WITH SCENIC POND FOR SALE IN ALAMANCE COUNTY, NC!

With its prime location, over 34-acres of open fields, beautiful pond and large hardwood forests, this property offers endless possibilities!

Opportunities such as this are rare to find in the Mebane, NC area!

The historic White Family Farm has many close ties to the surrounding community and Duke University. The property was part of a larger tract of land belonging to Colonel Van Russell White (1901-1992), son of Major Harry Phillips White (1870-1938), grandson of Captain Benjamin Franklin White (1830-1904), and great-grandson of Samuel White (1777-1849). All are buried at Hawfield's Presbyterian Church of Mebane, NC. Following Colonel White's death in 1992, the land was donated to Duke University who split the property into two smaller tracts. This is the larger of the two tracts and is also the most scenic.

There are many potential uses for this property, they include: single or multi-family estate homes, working farm, recreation, hunting, or a combination of all these! This beautiful tract is comprised of rolling terrain, maintained hay pastures, beautiful pond, a creek & drainages, large blocks of hardwood timber, and an old homestead area. The property lays predominantly north to south, and the ridges and valleys breakup the property nicely to provide for many secluded areas on the farm. A small, spring fed stream flows thru the center of the tract from east to west and drains into the 1.5-acre pond.

The pond adds much beauty to the property, but the pond dam is the most unique that I've ever found on private land. The dam wall is constructed of large, hand-placed stones that run the full length of the dam. It is approximately 10-foot tall at the highest point and creates a soothing atmosphere as the water gently flows over it. Beside the pond is the old homestead area. The old White house can be found there, as well as a couple barns. The farmhouse and a tobacco barn are in disrepair, but the old cattle barn is in good shape and could easily be repaired and reclaimed.

There are four fields of varying sizes that total approximately 34-acres. These fields have been maintained and have been used in recent years producing hay. Each field is accessible by the main farm road or along the field edges, and have the potential to serve as homesites, horse pastures or good food plot areas to attract and hold all sorts of wildlife.

There is approximately 67-acres of timber on the property that was harvested in sometime around 2003-2004. Today, it consists of mainly mature hardwoods (red & white oaks, poplar and hickory trees) and several pine species are scattered throughout (shortleaf, loblolly and spruce pines). The understory consists of smaller flowering trees and shrubs (dogwoods and redbuds) and there are a few fruit trees as well (wild plum, persimmon). The diversity of the forest provides food and cover for game & non-game animals alike, as well as adding inherent beauty to the property.

The property falls within the Back Creek Water Shed; and like all land in the area, it is subject to the rules and regulations concerning water conservation and protection. This area is classified as WS-II NSW – Protected (P) Area. This is important for investors looking for land to develop for residential housing. Those buyers should consult with local county and state agencies for more detailed information on how this classification may affect developing of the property. Access to a property is important to any buyers.

This property has 50-foot of road frontage on Mrs. White Lane. From there, the farm road extends .6 miles thru

the property and all the way to the back property line. This farm road allows excellent access to the fields, pond and old homestead area.

Its easy access onto NC Hwy 119 places you just minutes from the Mebane, Graham and the Burlington areas that offer excellent dining & shopping experiences; and Interstates 40/85 offer good access to area international airports. Further, this property is arguably the best public-school district in Alamance County, has low county taxes and is an attractive opportunity for anyone looking to build their estate home in country setting, but close to town. In addition to being close to town, there are many local attractions for the whole family to enjoy. Just minutes away is the exceptional Mill Creek Golf Club (<https://www.golfmillcreek.com/>) and the Quaker Creek Golf Course (<https://www.quakercreekgolf.com/>). These beautiful and affordable private clubs are as beautiful as much as they are challenging.

Local state parks and public lakes, like Graham/Mebane Lake is about 650-acres in size and offers fun for the entire family with its water skiing, bank, and boat fishing opportunities (<https://www.visitalamance.com/listing/graham-mebane-lake/335/>). Caswell County is just north of this property and boasts over 18,000-acres of state game lands for all types of hunting, especially Whitetail Deer and Eastern Wild Turkey, as well as a shooting range and horseback riding opportunities year-round. Just these attractions alone make this neighborhood a great location for families who enjoy the great outdoors.

MORE DETAILS

Address:

00 Mrs White Lane
Mebane, NC 27302

Acreage: 131.7 acres

County: Alamance

MLS ID / MOPLS ID: 21709

GPS Location:

36.135300 x -79.266300

PRICE: \$1,700,000

CONTACT AGENT



SEAN MALOY

BROKER IN CHARGE

(844) 412-1200

(844) 480-5263 (LAND)

seanmaloy@mossyoakproperties.com

