



## SOLD!! 21.86 ACRE BUILDING LOT AND RECREATIONAL LAND FOR SALE IN PERSON COUNTY!

**SOLD**

**Having a pond, trails and potential building sites make this one to consider for your new home!**

They say that "big things can come in small packages", and this unique property fits that description to the letter!

Located just north of Roxboro, NC, this tract has many features usually associated with larger properties. It consists of gently sloping terrain, a shared pond, open fields, mature hardwoods, and a trail network that connects them all. The property is unrestricted and has many potential building sites for that private homestead.

The high ground is in the center of the tract and slopes west to the pond and creek, and east to Country Club Road. There is a single access onto the property via a newly permitted and constructed driveway. The driveway connects to a series of short trails that take thru the heart of the property, along the edge of the hardwood forests, and then further to the pond and fields. This trail network is almost a mile in length, and it invites you to enjoy quiet walks and wildlife viewing along the way. Please view the interactive map below.

The 1.22-acre shared pond is the highlight of this property. Located on the far side northwest of the property, it allows for a secluded setting to fish its banks and observe all sorts of wildlife, including beaver, reptiles, waterfowl, deer, and other animals. The pond would make for a scenic backyard if you chose to build your home close by. You must come see it to experience its beauty and the potential for you and your family.

Access to a property is important, and this tract has approximately 134ft of road frontage which contains the only entrance onto the tract. Utility services are via electrical lines that are located directly across from the driveway and then onto the property (from the road) along the northern boundary. I have personally verified Verizon LTE service on the property, but the signal can be weak at times.

If you enjoy hunting this property is one to consider! The diversity of the habitat found throughout the tract attracts and supports a variety of wildlife, including whitetail deer, turkey, and other small game & non-game animals commonly found in the area. This is a huge bonus not found on many small properties! In addition, 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 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, and this property lies between both lakes.

I invite you to explore the embedded map in this listing for a detailed view of the property and surrounding area. There are many photos that you may find interesting! Local Person County Schools are: Stories Creek End Elementary; Northern Middle; and Person High School.

This property is shown by appointment only. If this beautiful 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:**

Off Country Club Road  
Roxboro, NC 27574

**Acreage:** 21.9 acres

**County:** Person

**MOPLS ID:** 22234

**GPS Location:**

36.459600 x -78.993600

**PRICE: \$149,000**

### CONTACT AGENT



**SEAN MALOY**

**BROKER IN CHARGE**

**(844) 412-1200**

**(844) 480-5263 (LAND)**

[seanmaloy@mossyoakproperties.com](mailto:seanmaloy@mossyoakproperties.com)

