



SOLD!! 78.36 ACRES OF FARM, INVESTMENT AND RECREATIONAL LAND FOR SALE IN STOKES COUNTY!

SOLD

Having 25-acres of tillable land, investment timber, a 4-acre duck pond and potential building sites make this a one of kind multi-use property!

Located just outside the small town of Walnut Cove, NC, you'll find the last two tracts of the Beene Family Farm that are being sold together as well as separately. Combined, these tracts total +/-121.21-acres and consist of mature hardwoods, blocks of planted pines, several open fields, a huge duck pond, two large creeks and several options for building the perfect homestead or mini farm!

This listing is for Tract-1, and its larger of the two parcels at +/- 78.36-acres. It is accessed off Brook Cove Road, and its terrain is generally flat to gently sloping from west to east. There are three tillable fields totaling approximately +/-25.50-acres that are currently leased and are in a crop rotation of corn and soybeans (this year's crop is beans). They all offer scenic farmland views and privacy, and could be kept in tillable land or could easily be used for a homesite(s), pasture, or wildlife food plots.

In the heart of the this parcel is the beautiful 4-acre Duck Pond! It appears to be spring fed as its ecosystem is thriving with aquatic plants and wildlife. Lilly pads are peppered across the pond and provide cover for fish and reptiles, and many types of birds and waterfowl visit the pond. During each of my visits I've flushed ducks from the pond, and the old duck blinds are a testament to the hunting opportunities this pond offers. The remainder of the parcel is fully wooded and contains approximately 22-acres of planted Loblolly Pines, as well as various species of hardwood trees. The pines are approaching 15-years of age and are under a forestry management plan.

The diversity found on this property provides natural browse and thick cover for wildlife. Whitetail deer, wild turkey and other small game & non-game animals call this property home and provide good hunting or wildlife viewing opportunities.

The old family homestead is found on this tract, but is in total disrepair. Several potential homesites may be found on this property (subject to favorable soil science results), or it could be kept as investment and recreational property. Low property taxes are a key feature as this tract is enrolled in the Stokes County Tax Deferral program for Agriculture and Timber Management.

The scenic town of Walnut Cove is adjacent to the property and has a rich history. Today, it has a number of small businesses and restaurants that attract tourists and locals alike. (https://www.townofwalnutcove.org/about_us/history.php). The city of Winston Salem, NC is just 15-miles south and offers a short commute to work, dining or shopping. (<https://www.visitwinstonsalem.com/#/>) In addition, this property's location offers easy access to some of Central North Carolina's most scenic attractions, such as Hanging Rock, Pilot Mountain, the Dan River, and Mt. Airy (known for the inspiration on the TV show Mayberry R.F.D. The Hanging Rock State Park offers many recreational opportunities such as camping biking, and swimming (<https://www.ncparks.gov/hanging-rock-state-park/home>). Pilot Mountain State Park offers many of the same opportunities, but is also known for its almost 15-miles of public horse riding trails (<https://www.ncparks.gov/pilot-mountain-state-park/home>). The Dan River crosses thru much of north-central North Carolina. It offers boating, fishing, kayak & canoeing, as well as tubing (<https://www.danriver.org/our-watershed/trails-and-river-info/river-info>). Mt. Airy is a very quaint town that has shopping, winery outlets, micro-breweries, dining and of course...everything Mayberry R.F.D.! It is a must visit destination that is only 35-driving miles away (<https://www.visitmayberry.com/>). Bottomline, these attractions alone make property in this area very sought after and a great location for families who enjoy the great outdoors.

So, if you are looking for a place to build a farmstead or homestead, have an investment and/or a recreational property, while being close some of the best attractions North Carolina has to offer, look no further! This could very well be the place for you and your family!

This exclusive property is only available to tour by appointment only.

I invite you to explore this property on the interactive map below Contact me today to schedule your private showing and let me show you the opportunities that this property has to offer you!

The property is unrestricted, and a survey is on file. No official preliminary soil science for septic has been performed on this property. If you desire more acreage, please our listing for Tract-2 which totals approximately 42.85-acres.

MORE DETAILS

Address:

1581 Brook Cove Road
Walnut Cove, NC 27052

Acreage: 78.4 acres

County: Stokes

MOPLS ID: 22433

GPS Location:

36.290300 x -80.158700

PRICE: \$349,000

CONTACT AGENT



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