



40.40 ACRES OF FARM AND HUNTING LAND WITH BUILDING LOT FOR SALE IN STOKES COUNTY NC!

EXPIRED

Highly desirable location, mature timber and open fields make this a very unique recreational or homestead property!

Located near the small town of Westfield, this unique property consists of mature timber, open fields, flowing springs and creek bottomland, and several options for building the perfect homestead or mini farm!

This property consists of two parcels that are being offered as one large tract. The smaller parcel is +/- 3.31-acres, fully wooded and has access from NC Hwy-89. It has approximately 240ft of road frontage along Hwy-89 and approximately 300ft of frontage along Ring Road. This parcel would make for a great homesite with beautiful views of the Virginia foothills to the north, while leaving the larger tract for farming or recreational use. There is also a small storage building on this parcel (that is in disrepair) that was used when the property was used as a tobacco farm many years ago. The larger parcel is +/- 37.72-acres and has access from NC Hwy-89 and Ring Road. It boasts approximately 1,300ft of frontage along the highway, approximately 945ft of frontage along Ring Road, and approximately 540ft of frontage along Grace Road. All this access provides many egress and ingress opportunities for building and managing the property as well as hunting access!

There are three tillable fields totaling approximately +/- 3.30-acres and could easily be used for homesites, farming, pasture, or wildlife food plots. The remainder of the total parcel is fully wooded, with most of the larger parcel in hard & soft woods. This majestic forest includes giant red & white oaks, beech trees, various species of pine trees, and hickory nut trees to name a few. The understory habitat includes holly bushes, green briar, and other shrubs common in the area that provide natural browse and thick cover for wildlife. The beauty of this forest cannot be overstated and is a must-see feature when touring.

The water features on this listing are found on the larger parcel and consists of drainages, springs, and creek. The three springs that meander thru the parcel flow north to south and converge into one small creek before going off the property. The springs add beauty to the forest and provides for the wildlife that call it home. These springs may also provide a great water source for a future pond. Whitetail deer, wild turkey and other small game & non-game animals call this property home and provide good hunting or wildlife viewing opportunities.

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 less than 12-miles away (<https://www.visitmayberry.com/>).

Bottom line, 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 homestead, have a mini farm 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!

I invite you to explore this property on the interactive map below. This exclusive property is only available to tour by appointment only. Contact me today to schedule your private showing and let me show you the opportunities that this property has to offer you!

If this property is more than you desire, please review the addition listing for the +/- 37.72-acre by itself and offered at \$189,900.00 (<https://nclandandfarms.com/land-for-sale/37-08-acres-of-farm-and-hunting-land-for-sale-in-stokes-county-nc/>).

MORE DETAILS

Address:

Off NC 89 Hwy-W
Westfield, NC 27053

Acreage: 40.4 acres

County: Stokes

MOPLS ID: 19600

GPS Location:

36.495800 x -80.462200

PRICE: \$219,900

CONTACT AGENT



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