



SOLD!! 85.62 +/- ACRES OF HUNTING AND FARM LAND FOR SALE IN PERSON COUNTY NC!

SOLD

Diverse habitat features and Game Land access make this a one-of-a-kind opportunity!

Located in northeast Person County, this nicely situated farm has the potential to be one of the best deer hunting properties in the area! It consists of gently rolling terrain stretching predominantly North to South from Bowmantown Road, and is comprised of a crop field, planted pines, hardwood stands and creek bottoms, and most uniquely: access to North Carolina Game Lands!

Except for the open field, the entire property was select cut in the early 1990s. Approximately 10-acres were planted in Loblolly Pines and the remainder naturally regenerated. The forest consists of a variety of tree species, including: Oaks, Pines, Hickory, Poplar, Persimmon, and many others. The field is approximately 1.6 acres in size and is in agricultural production rotation of soybeans and corn. This year the crop is soybeans. Not only does this field provide some income (via agricultural lease) to offset property taxes for the owner, but it also acts as a food plot!

Water features on this property include a flowing creek, drainages, and the Mayo Lake Reservoir. The several drainages flow north to south into the creek that meanders east to southwest across the lower section of property. The creek drains into the reservoir in the southwest corner. The drainage and creek bottoms provide thick cover and holds and supports a variety of wildlife, including whitetail deer, turkey and other animals commonly found in the area.

The diversity of this tract is clearly unique with a tillable field, planted pine stands, hardwood bottoms, thick areas of cover, acres of natural browse, and the supporting water features. Very few tracts have all these components already in place, even fewer have access to state game lands. There is a current hunting lease on the property that can be canceled upon sale of the farm.

There is approximately 1370ft. of road frontage along Bowmantown Road, but there is only one access point onto the property. The main road is very wide and is graveled all the way down to the open field. I have personally confirmed 4G-LTE signal with Verizon Wireless at this farm.

Having low county taxes and being close to the cities of Roxboro, NC, Clarksville and South Boston, VA make this large tract extremely attractive for homesteading. 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>). Person County has two awesome 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 and are close to this property. See the embedded map in this listing for a detailed view of the property and area. Local Person County Schools are: North End Elementary (PK-5 grades, distance: 4.6mi); Northern Middle (6-8 grades, distance 8.5mi); and Person High School (9-12 grades, distance 9.2mi).

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If this prime hunting 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 Bowmantown Road
Roxboro, NC 27573

Acreage: 85.6 acres

County: Person

MOPLS ID: 53682

GPS Location:

36.494800 x -78.864200

PRICE: \$299,900

CONTACT AGENT



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