



## SOLD!! 41.32 ACRES OF FARM AND HUNTING LAND FOR SALE IN ROCKINGHAM COUNTY NC!

### SOLD

With a pond, fields, investment timber, and potential homesites this multi-use property is a rare opportunity!

Located just south of Ellisboro, NC, this unique property is the last remnant of the old Knight Family Farm. It is approximately +/- 41.32-acres that consists of gently rolling terrain, tillable fields, investment timber, creek bottoms, a scenic pond, lots of road frontage, and possibly several build sites. I don't often come across a property that has all these attributes in this size of a tract and invite you to learn more about it!

The property lays west to east from Gideon Grove Church Road where there is approximately 1,300ft of frontage and three entrances to the property's fields. Two of these fields (.81 & 8.31 acres) are found along the road, and the third (2.31 acres) is located along the north border. Combined they offer approximately 11.43 acres of tillable land that has been in a soybean and corn rotation in past years. In addition to the tillable fields, there is approximately 29-acres of investment timber on the property, including 13-acres of Loblolly Pines. The stands of pines were planted in 1999 and seem to be growing as expected for a good return on investment. The property is in the Deferred Tax program for agriculture and is eligible for transfer to a new owner.

There are two main water features on this beautiful tract. First, is the 1.1-acre fishing & duck pond. Its wooded surroundings attract many types of waterfowl, including wood ducks and mallards. Fishing and camping opportunities make this year-round recreational property for you and the family. The pond drains into the second water feature: Hogan's Creek. Hogan's Creek flows southwest to northeast and runs along the southern most border of the property. The creek bottomland offers deer & turkey cover and natural feeding grounds and many hunting opportunities.

Rockingham County is widely known as one of North Carolina's best Deer Hunting counties, and this property has the potential to be a great tract not only for deer, but for turkey, waterfowl, dove, and small game hunting. Its easy access onto Highway 220 places you just minutes from the Piedmont Triad International Airport, all the cities of the Triad, to include excellent dining and shopping. Low county taxes, no Homeowner Associations and all this acreage make this an attractive opportunity for anyone looking to build a home and enjoy the country lifestyle.

Local state parks and public lakes, like Hanging Rock State Park (<https://www.ncparks.gov/hanging-rock-state-park/home>) and Belews Lake & Reservoir (<http://belews.lakesonline.com/>) offer many recreational opportunities year-round. These attractions add to this great location for families who enjoy the great outdoors. So, if you are looking for a recreational/investment property or a place to build your new home that is close to civilization and the wild outdoors, look no further - this could very well be the place for you and your family!

An appointment is required to tour this unique property. Call Sean today to schedule a time for us to walk and talk about this opportunity!

### MORE DETAILS

#### Address:

Gideon Grove Church Road  
Stokesdale, NC 27357

**Acreage:** 41.3 acres

**County:** Rockingham

**MOPLS ID:** 55873

#### GPS Location:

36.329100 x -79.974400

**PRICE: \$299,900**

### CONTACT AGENT



#### SEAN MALOY

BROKER IN CHARGE / VICE  
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