



SOLD!! 9.28 +/- ACRES OF BUILDING / RECREATIONAL LAND FOR SALE IN PERSON COUNTY, NC!

SOLD

With a 2.39-acre building site plus a 6.89-acre recreational lot, this property has much to offer!

Here is your opportunity to build in one of the best areas of Person County!

Located in southeast Person County, this unique offering consists of two lots that provide its owner several opportunities. The first lot is 2.39-acres and is a homesite/building lot that has approximately 233ft of frontage along Rougemont Road. The terrain is very gently sloping, thus offering many build options (depending on septic). Electrical and phone service run adjacent to the road, making it a good selection for your new home.

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The second lot is 6.89-acres and is accessed via a 60' right of way easement that is attached to the building lot. The easement is about a 1/3-mile in length and has been maintained, allowing for easy walking, biking, or cart use. Once you get to this lot, you are greeted by a mature hardwood forest and quiet settings for relaxing, hunting or wildlife viewing. There is a small creek along its north border that flows from the nearby beaver pond, and the neighboring property to the west is in the Tar River Land Conservancy Program (a permanent conservation easement that protects riparian corridors). Being part of this program means that there should not be any development and secures the privacy of this lot for years to come.

The location of these lots makes for easy driving to Roxboro, Butner, Bahama and Durham, NC for dining and shopping, but there are many local attractions that make these lots even more special. Several local lakes, parks and game lands offer an abundance of recreational opportunities, here are a few:

-Little River Regional Park and Natural Area: (<http://www.orangecountync.gov/Facilities/Facility/Details/Little-River-Regional-Park-Natural-Area-7>)

-Falls Lake State Recreation Area: (<https://www.ncparks.gov/falls-lake-state-recreation-area/home>)

-Eno River & Confluence Natural Area (<http://www.enoriver.org/>)

-Lake Orange (http://lakeorange.org/index.php?option=com_frontpage&Itemid=1)

-Oconeechee Mountain State Natural Area (<https://www.ncparks.gov/oconeechee-mountain-state-natural-area/home>)

-several local golf courses offer many recreational opportunities year-round.

-If you are a sportsman, The Butner-Falls of Neuse Game Lands to the east offers public land for hunting and other outdoor activities (<https://www.ncwildlife.org/Portals/0/Hunting/Game-Land-Maps/Piedmont/Butner-Falls-of-Neuse.pdf>),too!

Just these attractions alone make this property a great location for families who enjoy the great outdoors. So, if you are looking for a place to build your new home that is close to civilization and the outdoors, look no further - this could very well be the place for you and your family!

There is a good survey of the subdivision lots, but soil work for septic permitting will be completed by the buyer. There are no restrictions or homeowner's association; however, the lack of a utility easement to the 6.89-acre lot prevents development currently.

This property requires a private showing. Please contact SEAN MALOY at 844-412-1200 to coordinate your tour. I invite you to explore this property on the interactive map below. For more information on this and other

Farm and Hunting Land for Sale in Orange County NC, please contact SEAN MALOY at 844-412-1200, by email at SEANMALOY@MOSSYOAKPROPERTIES.COM or visit our website at NCLANDANDFARMS.COM.

MORE DETAILS

Address:

Off Rougemont Road
Rougemont, NC 27572

Acreage: 9.3 acres

County: Person

MOPLS ID: 55429

GPS Location:

36.243800 x -78.845400

PRICE: \$79,900

CONTACT AGENT



SEAN MALOY

BROKER IN CHARGE / VICE
PRESIDENT OF OPERATIONS

(844) 412-1200

(844) 480-5263 (LAND)

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