



SOLD!! 100.29 + / - ACRES OF FARM AND RECREATIONAL LAND WITH HOUSE FOR SALE IN VANCE COUNTY NC!

SOLD

Two ponds, tillable acreage, investment timber, creek bottom, and a 3 bed/2 bath house make this property a must see!

Located in Central Vance County, the historic Reavis Family Farm has so much to offer to many buyers, whether you're looking for a farm, homestead, recreational or investment property!

It consists of gently rolling terrain stretching predominantly East to West from Kelly Road and consists of seven fields of various sizes, two ponds, hardwood forest and planted pine stands, creek bottoms, and the Reavis homestead.

The seven fields total approximately 36-acres and have been used for hay and soybean production in recent years. The bean fields not only provide income (via agricultural lease) to offset property taxes for the owner, but they also serve as a large scale food plot to attract and hold deer close to the property! Also noteworthy, the soil quality of the tillable areas on this farm are exceptional for growing crops and trees, and the agricultural land are enrolled in the Land Use Deferred Property Tax Program.

The timber was clear-cut in 2006-7 and is enrolled in a Forestry Management Plan and the County Land Use Tax Deferral Program. Two areas along the southern border were planted with Loblolly Pines that are approximately 14 years of age and seem to be growing very well. The remaining forested areas consist of a variety of naturally regenerating species of trees, including: Oaks, Pines, Hickory, Poplar, and several others. All these forest areas provide good cover and natural browse for many game & non-game animals.

Camping, hiking, fishing, wildlife viewing, and hunting opportunities make this farm a year-round recreational property for family and friends! The main water features found on the farm are Crooked Run Creek and two small ponds. Crooked Run flows from south to north along the western property border, and the two ponds do contain bass and brim. Both ponds invite you to fish along the banks or secretly observe animals, birds, ducks and other waterfowl that frequent them.

This area of North Carolina is known for quality whitetail deer and a healthy turkey populations. Oriented east & west, this property lays extremely well for hunting and playing the wind during deer season. This feature isn't common on many properties and has resulted in exceptional hunting opportunities through the years. Whether you hunt the field edges from the strategically placed tower blinds or hang a bow stand down in the creek bottom, you won't be disappointed!

Access onto and through a property is important to landowners, and this property doesn't disappoint. There is approximately 540ft. of road frontage along Kelly Road. There is only one entrance onto the property and it is gated at the road and at the pond dam near the house. There is a road network around the homestead area and

the field edges allow good access throughout the property. As an additional bonus, there used to be a mobile home near the front of the property that had its own entrance. Although it is no longer there, the septic system and well remain. These could provide another home site for other family members or perhaps for a rental property to generate owner income. The Seller makes no representations of functionality of either system.

The homestead area includes a main house with a carport and a block shop. The ranch-style house has 3-bedrooms/2-bathrooms and is approximately 1334-heated square feet in size. It has a fireplace, kitchen, large living & dining area, covered front porch (overlooking the pond), and an enclosed back porch. The home is livable, but could use some minor repairs. It could make a great guesthouse or hunting clubhouse, too. The block shop is approximately 20x32, has a large roll-up door and has electrical service. The seller is selling both these structures as is and makes no warranties on either.

Having low county taxes and being close to the cities of Henderson and Oxford, NC, make this large farm very attractive for homesteading. In addition, its proximity to I-85 makes it very convenient to Raleigh/Durham areas. In addition, the John Kerr Reservoir and Kerr Lake State Recreation Area are just minutes away! Fishing, boating, camping, and hiking at the state park just adds to this farm's appeal (<https://www.ncparks.gov/kerr-lake-state-recreation-area/home>). Verizon-LTE service has been confirmed. Local Vance County Schools are: Dabney Elementary (PK-5 grades); Eaton-Johnson Middle (6-8 grades); and Northern Vance High School (9-12 grades). All are within 5-miles from this property.

This property is shown by appointment only. If this unique, multi-use property interests you, contact me today to schedule your private tour and let me show you all this Mossy Oak Property has to offer! For more information on this and other Farm and Hunting Land for Sale in Vance 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:

1191 Kelly Road
Henderson, NC 27537

Acreage: 100.3 acres

County: Vance

MOPLS ID: 56557

GPS Location:

36.371700 x -78.448000

PRICE: \$525,000

CONTACT AGENT



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**BROKER IN CHARGE / VICE
PRESIDENT OF OPERATIONS**

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