



## SOLD!! 36 ACRES OF INVESTMENT AND RECREATIONAL LAND FOR SALE IN ROCKINGHAM COUNTY!

### SOLD

Investment timber, trails, pond, and homesite with well make this property a must see

Located just north of Ruffin, NC this multiuse property has so much potential to offer you. -This property was a tobacco farm many years ago and is approximately +/- 36.51-acres in size. -It consists of gently rolling terrain, investment timber, managed trails, a scenic pond, lots of road frontage, and an existing homesite with well and old septic system. -All these features make this property a-must see!

The farm is flanked by two county roads (Mayfield and Bark Roads) that boast approximately 3316ft of frontage when combined. -There are two primary entrances onto the property along Bark Road. -The first one leads to an old mobile home site, and the other leads to the pond in the southeast corner of the property. - The mobile home was on site for a short time between 2011-12, and had electrical service and permitted well & septic system. - All these remain, however, the seller makes no representations, warranties or guarantees of their viability.

Approximately 23-acres of the property is in the Rockingham County Tax Deferral Program for Timber, and is eligible for transfer to a new owner. -The investment timber on the property includes planted Loblolly Pines, volunteer Virginia Pines, Poplar, Pecan, Red & White Oaks, Maples, as well as other species commonly found in the area. -The stands of loblolly pines were planted at different intervals and seem to be growing as expected without any signs of disease or infestation.

The one water feature on this beautiful tract is the .62-acre pond. -Its wooded surroundings attract many types of wildlife to its banks, including waterfowl. -An old farm road from Bark Road leads to the scenic pond and an open area for parking or camping. -From the pond, there are several well managed trails leading throughout the interior of the farm. -Hunting, fishing and camping opportunities make this year-round recreational property where many memories will be made by all! The diversity of habitat found on the property provides for wildlife of all types, including whitetail deer and turkey. -Rockingham County is widely known as one of North Carolina's best Deer Hunting counties. -With just a few small improvements this property has the potential to be a great tract for deer, turkey, waterfowl, and small game hunting.

The property's easy access onto Highway 29 provides quick access to Danville, VA (<https://www.virginia.org/cities/Danville/>) and Reidsville, NC (<http://www.ci.reidsville.nc.us/>), and Eden, NC (<https://www.edennc.us/148/Visitors>) is not too far away via Highway 700. -These small towns and cities keep you close to excellent dining and shopping opportunities. - In addition to its proximity to these towns, the Dan River (<https://www.danriver.org/our-watershed/about-our-watershed/general-info>) twists and turns thru the area, and just south of Eden, NC, 1700-acres of state game lands offer many hunting and recreational opportunities (<https://www.ncwildlife.org/Portals/0/Hunting/Game-Land-Maps/Piedmont/Dan-River.pdf>). -These attractions add to this great location for families who enjoy the great outdoors. -Low county taxes are a bonus and make this an attractive opportunity for anyone looking to build a home and enjoy the country lifestyle.

So, if you are looking for a recreational or investment property, or a place to build your new home that is close to civilization and the wild outdoors, this farm should be on your short list. -An appointment is required to tour this property. Call me today to schedule a time for us to walk and talk about all this Mossy Oak Property has to offer you!

### MORE DETAILS

**Address:**

150 Bark Road  
Ruffin, NC 27326

**Acreage:** 36.5 acres

**County:** Rockingham

**MOPLS ID:** 56752

**GPS Location:**

36.497700 x -79.559800

**PRICE: \$189,500**

### CONTACT AGENT



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