



## SOLD!! 21.22 ACRES OF RECREATIONAL LAND FOR SALE IN PERSON COUNTY, NC!

**SOLD**

**21.22 Acres of Recreational and Hunting Land for Sale in Person County NC! Whether you're looking for an entry-level investment property, somewhere to build your dream home, or a fantastic manageable hunting property, you'll want to check this one out!**

Totalling 21.22 acres, this tract of land is located off of McGhees Mill Road in Semora. From the property you are only 15 minutes from Roxboro, one hour from Durham, and 30 minutes from Danville. This property is located in close proximity to After Bay Reservoir as well as Hyco Lake.

The timber is very dense and provides fantastic wildlife bedding habitat. With a little habitat management work, this property can be a fantastic smaller acreage hunting tract. There is a path system already in place that allows access throughout the property. There is also a narrow strip of land roughly 1,000 feet long and 50 feet wide that leads from McGhees Mill Road to the heart of the property. None of the property is encompassed within the FEMA flood plane and only the creek is encompassed in the designated wetland areas. There is also a small pond on the property that can be turned into a great little fishing hole.

There is a survey on file for the property showing the entire boundary of the property. The property is zoned RC, which allows many residential and commercial useages. A copy of the Person County Zoning Use Table is available upon request. There was also a septic permit issued in 2012 but it expired in 2015.

There is plenty of room to ride ATVs, shoot, or build your dream home. Act now to see it before it's gone!

### MORE DETAILS

**Address:**

Off McGees Mill Road  
Semora, NC 27527

**Acreage:** 21.2 acres

**County:** Person

**MOPLS ID:** 24672

**GPS Location:**

36.521800 x -79.046800

**PRICE: \$79,900**

### CONTACT AGENT



**ANDREW WALTERS**

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