



## SOLD!! 2.52 ACRE BUILDING LOT FOR SALE IN ALAMANCE COUNTY, NC!

**SOLD**

**Beautiful wooded lot with creek access is ready for your country home!**

Here's your opportunity to own a nice wooded building site with creek access in northeast Alamance County!

Lot-2 of this subdivision has a Burlington, NC address and is ready for you to build your home in the country! This beautiful property has approximately 298ft of road frontage along US Highway 49 N, and has a graveled driveway that leads to the partially cleared home building site.

The property is comprised of gently sloping terrain, a medium sized creek and mixed hardwoods. Utilities, such as electricity and phone service, are on/or adjacent to the property. There's a recent survey on file and a Septic Permit for a 4-bedroom home has been issued (see property documents on this listing). There are many signs of wildlife along the creek, including whitetail deer, small game and other animals commonly found in the area.

This lot is approximately 6-miles from the quaint town of Mebane ([https://en.wikipedia.org/wiki/Mebane,\\_North\\_Carolina](https://en.wikipedia.org/wiki/Mebane,_North_Carolina)), and only 9-miles from Burlington, NC ([https://en.wikipedia.org/wiki/Burlington,\\_North\\_Carolina](https://en.wikipedia.org/wiki/Burlington,_North_Carolina)). Both of these towns have an abundance of shopping & dining opportunities for all needs, styles and tastes. In addition to being close to town, there are many local attractions for the whole family to enjoy. Local state parks and public lakes, like Graham/Mebane Lake is about 650-acres in size and offers fun for the entire family with its water skiing, bank, and boat fishing opportunities (<https://www.visitalamance.com/listing/graham-mebane-lake/335/>). Caswell County is just north and boasts over 18,000-acres of state game lands for all types of hunting, especially Whitetail Deer and Eastern Wild Turkey. There is also a shooting range and horseback riding opportunities year-round. Just these attractions alone make this 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 wild outdoors, look no further - this could very well be the place for you and your family!

A survey is on file and Restrictive Covenants apply to this property. Here are some of the basic building restrictions:

-All residential structures built shall have a minimum heated floor space of 1350 square

feet with a two-car garage. For purposes of this paragraph, "heated floor space" shall be deemed

to exclude porches, garages, carports and basement areas.

-No mobile, manufactured or on-frame modular homes shall be permitted or allowed to remain on said property.

-Off-frame Modular homes are permitted.

-See the property documents section on this listing for the complete list of Restrictions & Covenants.

I invite you to explore the embedded map in this listing for a detailed view of the property and surrounding area, as well as a few photos that you may find interesting!

For more information on this and other Farm and Hunting Land for Sale in Alamance County NC, please contact SEAN MALOY at 844-412-1200, by email at [SEANMALOY@MOSSYOAKPROPERTIES.COM](mailto:SEANMALOY@MOSSYOAKPROPERTIES.COM), or visit our website at [LANDANDFARMSREALTY.COM](http://LANDANDFARMSREALTY.COM).

### MORE DETAILS

**Address:**

4835 N NC HWY 49  
Burlington, NC 27217

**Acreage:** 2.5 acres

**County:** Alamance

**MOPLS ID:** 26227

**GPS Location:**

36.189200 x -79.302100

**PRICE: \$59,900**

### CONTACT AGENT



**SEAN MALOY**

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

**(844) 412-1200**

**(844) 480-5263 (LAND)**

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