



SOLD!! 13 ACRE BUILDING LOT FOR SALE IN GRANVILLE COUNTY, NC!

SOLD

Beautiful Wooded Lot Ready For Your Country Home!

Here's your opportunity to own a large, wooded lot in scenic Granville County!

Tract-1 of the Rocky Ridge Road subdivision in Oxford, NC is ready for you to build your home in the country! This beautiful wooded property has approximately 285ft of road frontage along Henry Wilson Road, and also has a shared, private gravel road installed that provides additional driveway & access options.

The property is comprised of gently sloping terrain, a small intermittent stream, and planted pines and mixed hardwoods. The pines are approximately 22+ years old and add to the allure of this building lot. Utilities, such as electricity and phone service, are on/or adjacent to the property. There's a good survey and has had perk testing done in the past. There are signs of wildlife throughout the property to include whitetail deer, small game and other animals commonly found in the area.

What makes this property more unique is its proximity US Hwy-15 offers easy access to several local towns and area recreational venues. The towns of Oxford, NC (5-miles south), Clarksville, VA (17-miles north) and Henderson, NC (11- miles east), offer shopping & dining opportunities. (<https://www.oxfordnc.org/>), (<https://www.facebook.com/hendersonncdowntown/>), (<https://clarksvilleva.org/#/>). In addition, the John Kerr Reservoir and Kerr Lake State Recreation Area are just minutes away! There you can fish, go boating, camping, and hiking (<https://www.ncparks.gov/kerr-lake-state-recreation-area/home>). Being just off US Hwy-15 and near I-85, makes it very convenient to Raleigh/Durham areas.

Verizon-LTE service has been confirmed. Further, having low county taxes and being close to Kerr Lake Reservoir, and the cities of Clarksville, VA, Henderson and Oxford, NC, places this property one to consider for your new home!

There are deeded Restrictions & Covenants and a Road Maintenance Agreement associated with this lot.- Also, the seller had an issued Septic Permit for a 3-Bedroom home, but it expired in January 2016.-For detailed information, please review these two deeds and the expired permit found in the Property Documents of this listing.

Here are the primary home restrictions for your consideration:

-Tracts are considered a family subdivision, residential purposes only.

-One home per tract.

-Only frame, log and off-frame modulars allowed.

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

This property is shown by appointment only.-When viewing this property please DO NOT block Rocky Ridge Rd.- Make sure to pull off the road to allow all other traffic to pass.

If this beautiful property interests you, contact me today to schedule your private tour and let me show you all this Mossy Oak Property has to offer!

MORE DETAILS

Address:

Off Rocky Ridge Road
Oxford, NC 27565

Acreage: 13.1 acres

County: Granville

MOPLS ID: 26240

GPS Location:

36.396100 x -78.602400

PRICE: \$74,000

CONTACT AGENT



SEAN MALOY

**BROKER IN CHARGE / VICE
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