



## REDUCED!! +/- 6.37 ACRE LOT FOR SALE IN PERSON COUNTY NC!

### WITHDRAWN

**Ready to build homesite for sale in the beautiful Pointe Mayo neighborhood!**

Here is your opportunity to own and build your country home in one of the best kept neighborhoods near Mayo Lake!

The beautiful Pointe Mayo Subdivision is located just north of Roxboro, NC and east of the Mayo Lake Reservoir. -This +/- 6.37-acre lot (#17) has 402ft of frontage along the scenic Pointe Mayo Drive and offers a very peaceful settings for you to build your new home for your family. Its terrain is generally flat but has a slight slope from south to north that allows for many building options. -The timber on the property was harvested in 2007 and allowed to naturally regenerate its forest. -Today, you'll find a mix of hardwoods and pines, as well as a new road from its entrance on Pointe Mayo Drive to the very back of the property.

With easy access to Highway 49, you're just minutes from Roxboro, NC for dining and shopping. -In addition, low county taxes make this an attractive opportunity for anyone looking to build their home in an established neighborhood. -Electrical and phone service are available from the road, and I've personally confirmed 4G-LTE signal with Verizon Wireless at this property.

The property has a survey on file and is subject to a Home Owners Association Restrictive Covenants and Road Maintenance Agreements. -These are in place to protect and maintain owner property values. -Local Person County Schools are: North End Elementary (PK-5 grades, distance: 2.3mi); Northern Middle (6-8 grades, distance 6.9mi); and Person High School (9-12 grades, distance 7.4mi).

Person County, and close by Caswell County, also offer some of the best outdoor activities in North Carolina. -Person County has two awesome public lakes for recreational use year-round. -Hyco Lake is the larger of the two (<https://www.visitnc.com/listing/k7PN/hyco-lake>), but Mayo Lake is perhaps the most natural looking (<https://www.visitnc.com/listing/5D4K/mayo-lake>); both offer excellent boating and fishing opportunities and are close by this property. -If you like to hunt, both counties boast thousands of acres of state game lands for all types of hunting, especially Whitetail Deer and Eastern Wild Turkey (<https://www.ncwildlife.org/Portals/0/Hunting/Game-Land-Maps/Piedmont/Mayo.pdf>), (<https://www.ncwildlife.org/Portals/0/Hunting/Game-Land-Maps/Piedmont/R-Wayne-Bailey.pdf>). -See the embedded map in this listing for a detailed view of the property and area.

If this property interests you, contact me today to discuss all this Mossy Oak Property has to offer!

### MORE DETAILS

**Address:**

Lot-17, Pointe Mayo Drive  
Roxboro, NC 27574

**Acreage:** 6.4 acres

**County:** Person

**MOPLS ID:** 57352

**GPS Location:**

36.450000 x -78.870000

**PRICE: \$55,000**

### CONTACT AGENT



**SEAN MALOY**

**BROKER IN CHARGE**

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