



## REDUCED!! +/- 31.08 ACRE LAKEVIEW HOMESITE FOR SALE IN PERSON COUNTY, NC!

### WITHDRAWN

#### A lakeview homesite & large wooded lot for sale in the scenic Fishermans Point neighborhood!

Here is a unique opportunity to own three lots in one of the best kept neighborhoods on Mayo Lake!

The beautiful Fishermans Point Subdivision is located just north of Roxboro, NC on the Mayo Lake Reservoir. This offering is for three lots: -1) Lot-B +/- 22.50 wooded acres; -2) Lot-38B +/- 2.14 acres with a lake view/access; and 3) Lot-17 +/- 6.37 acres. -Here are the details:

1) Lot-B is +/- 22.50 acres and has -approximately 1240ft of frontage along the scenic Fishermans Point Road. -It offers you many options and a peaceful settings for you to build your new home for your family. -It's terrain is generally flat, but has a slight slope from east to west, which allows for many building options. The timber on this lot was recently select cut, opening the canopy and leaving many beautiful trees to thrive and provide for local wildlife. -The forest is predominately hardwoods (oaks, poplar, hickory, etc.) with just a few pines peppered within the boundaries.

2) Lot-38B is a "Lakeview" lot that does afford lake access into a small cove. -It is +/- 2.14 acres in size and is fully wooded with majestic loblolly pines and a few mature hardwoods. -It has approximately 425ft of frontage on Oakwood Lane. -This lot could make for a nice split-level home with a walkout basement, and it has a current septic permit for a 3-bedroom residence (see the permit in the listing documents).

3) Lot-17 is +/- 6.37-acres and has 402ft of frontage along the scenic Pointe Mayo Drive. -It offers a very peaceful settings for you to build your new home for your family if you desire, but more importantly, it provides another access onto the large tract for a service entrance. 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.

Easy access onto Highway 49 places you just minutes from Roxboro, NC which places you near good 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.-

### MORE DETAILS

#### Address:

Lot-B Lake Shore Drive & Lot-38B  
Oakwood Lane & Lot-17, Pointe Mayo  
Drive  
Roxboro , NC 27574

**Acreage:** 31.1 acres

**County:** Person

**MOPLS ID:** 57357

#### GPS Location:

36.450200 x -78.877400

**PRICE: \$239,900**

### CONTACT AGENT



**SEAN MALOY**  
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