



## REDUCED!! 40.23 ACRES OF FARM LAND FOR SALE IN ALAMANCE COUNTY, NC!

### WITHDRAWN

#### Secluded property with a large field and creek for sale at South Fork Estates!

Here's your rare opportunity to own a beautiful property in southern Alamance County's South Forks Estates!

This unique property is Lot-2 (of two) and is perfect for building your secluded home and farm. Located on Bethel South Fork Road, Lot-2 of the South Fork Estates is comprised of gently sloping terrain, a medium sized creek and mixed hardwoods and open fields. As you drive through the gated entrance, you're greeted by a ½-mile long maintained driveway that leads you to the highest point on the property. From there, you'll have breathtaking views of the valley below, the rolling hills and distant mountains for southern Alamance County.

This lot on South Fork Estates has two large fields totaling approximately 23-acres that offer several potential building sites and open pasture for horses or livestock, and would make for a very scenic mini-farm. Along the western border you'll discover the South Fork Cane Creek. The creek has a few deep pools and small waterfalls and makes this property such a rare find. There are many signs of wildlife along the creek, including whitetail deer, small game and other animals commonly found in the area.

South Fork Estates is approximately less than 20-minutes to the cities of Chapel Hill (<https://www.visitchapelhill.org/>) and Burlington, NC (<https://www.burlingtondowntown.com/>) and the quaint towns of Pittsboro and Siler City, NC (<https://visitpittsboro.com/>). All 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. Chapel Hill is also home to the University of North Carolina which has an excellent reputation as an academic institution and nationally ranked sports programs (<https://www.unc.edu/>).

Local golf courses, museums and historical sites, local state parks, and Gamelands offer all sorts of activities for every member of the family! Just east of the South Fork Estate is Jordan Lake (<https://www.ncparks.gov/jordan-lake-state-recreation-area/home>). It's about 14,000-acres in size and offers fun for the entire family with its water skiing, bank & boat fishing opportunities. Along with the lake is the Jordan Lake Gamelands which has great hunting opportunities as well, especially for Whitetail Deer. (<https://www.ncwildlife.org/Portals/0/Hunting/Game-Land-Maps/Piedmont/Jordan.pdf>). 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!

Electrical lines are already on the adjacent property (Lot-1) that should allow for connection. There's a recent survey on file and a Septic Permit for 4-bedroom home has been applied for. Restrictive Covenants apply to this property, here are some of the basic building restrictions:

- Residential & light agricultural use only.
- Stick built or off-frame Modular homes are permitted.
- No mobile homes, manufactured or on-frame modular homes shall be permitted or allowed to remain on property.
- Driveway is a 20ft access easement that includes utilities and is subject to a Road Maintenance Agreement.

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!

### MORE DETAILS

#### Address:

On Bethel South Fork Road  
Snow Camp, NC 27349

**Acreage:** 40.2 acres

**County:** Alamance

**MOPLS ID:** 28688

#### GPS Location:

35.856700 x -79.368200

**PRICE: \$479,000**

### CONTACT AGENT



**SEAN MALOY**

**BROKER IN CHARGE**

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