



VALLEY, SANFORD, LEE

PENDING

140 Acres, Awesome West Sanford location, \$21,000p/ACRE(PERC ANALYSIS)-Just outside City Limits off VALLEY ROAD in large almost SQUARE like configuration w/mature (Managed)Timber, ready to harvest/cut. Great potential development possibilities for the future or possibly large tracts off a 60 ft DEEDED EASEMENT from VALLEY ROAD. 20-30 ft wide roads meander throughout the acreage. Much of Acreage was former Farm Lands, cultivated fields back before 1960's APPROX. Creek or Spring activity, & could be quite suitable for building pond or lake possibly, depending on preference/location. Perfect for Large Estate, or 10+Ac Private Estates with this TRACT that is easy to enter & to get into with large roads already in place. Sewer is not readily available but is nearby & could be very cost effective to obtain & maybe add more lands for high density Development. Best LEE CO area for higher priced homes based on history/market conditions/evaluations-Recent UDO changes happening w/ Higher Density effective to obtain & maybe add more lands for high density Development. Best LEE CO area for higher priced homes based on history/market conditions/evaluations-Recent UDO changes happening w/ Higher Density

MORE DETAILS

Address:

Valley
Sanford, NC 27330

Acreage: 140.0 acres

County: Lee

PRICE: \$2,940,000