



## SOLD!! 17.45 ACRES OF FARM & RECREATIONAL LAND FOR SALE IN PERSON COUNTY, NC!

**SOLD**

### Fenced Pasture with Pond - Tillable Fields - Potential Homesites

Located in north-central Person County, NC, this scenic multi-use property has much to offer!

Totalling +/-17.45-acres, this farm offers agricultural, recreational, investment, and homestead opportunities.- It's located along Ephesus Church Road, a state maintained road, and has approximately 15-acres of tillable fields that are in a crop rotation (most recent crop was wheat); the remainder of the property consisting of mixed timber.- There is approximately 1,305ft of road frontage, a couple access points from the road to the fields and electrical service available along the entire road frontage.- This parcel is currently leased to a local farmer.

The terrain gently slopes downward from the road, providing beautiful vistas at various spots across the farm. There are no deed restrictions, and depending on soils, there could be several homesite locations to choose from.- Ephesus Church Road is a dead end road and there is no thru-traffic to worry about. 4G-LTE cell service with Verizon has been confirmed.

The habitat found around the farm attracts, holds and supports a variety of wildlife, including whitetail deer, turkey, bear, and other small game & non-game animals commonly found in the area. The property is currently leased to hunters, providing more investment income for the owner. Depending on your goals, both the farm and hunting lease could be continued or canceled with proper notice.

Person and Caswell Counties offer some of the best outdoor activities in North Carolina. Person County has two incredible public lakes for recreational use year-round. Hyco Lake is just south of the farm and 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 for you and the family. To the west, Caswell County boasts over 18,000-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/R-Wayne-Bailey.pdf>). These gamelands also offer horse-back riding trails, too!

Town is not far away! The property is approximately 10-miles north of Roxboro, NC, 13-miles south of South Boston, VA, only 26-miles from Clarksville, VA, and 20-miles from Danville, VA. All these cities & towns have shopping & dining opportunities as well as hardware and farm supply stores you may need. I invite you to explore the embedded map in this listing for a detailed view of the property and surrounding area.

This property requires a private showing. 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 Ephesus Church Road  
Semora, NC 27343

**Acreage:** 17.5 acres

**County:** Person

**MOPLS ID:** 29755

#### GPS Location:

36.530900 x -79.023600

**PRICE: \$99,900**

### CONTACT AGENT



#### SEAN MALOY

**BROKER IN CHARGE / VICE  
PRESIDENT OF OPERATIONS**

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