



SOLD!! 34.1 ACRES OF FARM LAND FOR SALE IN PERSON COUNTY, NC!

SOLD

16-acres of Fenced Pasture with Pond, Tillable Fields and Potential Homesites

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

This +/-34.11-acre parcel offers livestock, agricultural, recreational, investment, and homestead opportunities.- It's located along Ephesus Church Road, a state maintained road, and has approximately 16-acres of fenced in pasture with a .23-acre pond that currently supports a cattle operation.- In addition, there are approximately 6.00-acres of tillable fields that are in a crop rotation (most recent crop was wheat) with the remainder of the property consisting of mixed timber.- There is approximately 1,024ft of road frontage, one primary entrance that leads to the pasture gate, and electrical service is available on the property.- 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 invited 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: 34.1 acres

County: Person

MOPLS ID: 29779

GPS Location:

36.533200 x -79.023500

PRICE: \$179,900

CONTACT AGENT



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**BROKER IN CHARGE / VICE
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