



SOLD!! +/- 115.00 ACRES OF FARMLAND FOR SALE IN PERSON COUNTY NC!

SOLD

With a timber lot, agricultural fields and a 3.75 acre pond make this multi-use property a must see!

The Bowling Family Farm has so much potential to offer you, whether you're looking for an investment, homesite, or just a place to enjoy with family and friends. -This farm has been in operation since the 1940's and property consists of gently rolling terrain stretching predominantly North to South from Pixley Pritchard Road to Thomas Store Road, and is comprised of six tillable fields, a clear-cut area, large pond, and a few drainage areas. -

The six fields total approximately 83-acres combined and are in crop production, with the last crop being corn. -The soil quality on this farm is excellent and is above the county average (see the Soil Type & Quality Maps in the photos). -Managed properly, these fields should continue to produce high yields of crops, whether it's soy beans or corn. -The clear-cut area is approximately 20-acres in size and was cut in mid-2018. -The wood lot has since been replanted in Loblolly Pines. -Both the fields and the timber lot are enrolled into the Deferred Property Tax Program for Timber and Agriculture. -These programs can be continued after closing and will save you thousands of dollars in property taxes!

The pond is approximately 3.75 acres in size and is fed by field run-off. -It was originally stocked and still contains brim & bass. -The beauty and size of this pond make it a great place for family outings, fishing and canoeing, as well as a great backdrop for your new home! -The pond attracts all types of wildlife, especially waterfowl and birds commonly found around water features, and the habitat throughout the tract attracts and supports a variety of wildlife, including whitetail deer, turkey, dove and other animals, providing good hunting opportunities.

There is approximately 2335ft. of road frontage along Pixley Pritchard Road, and approximately 2685ft along Thomas Store Road. -Having this amount of road frontage provide much flexibility for driveways to building sites. -There are four primary entrances onto the property. -Three of these entrances are for farm use and provide good access to the fields from the south; the other is located in the north along the field & cutover edge. -None of these entrances are gated and there is no fencing on or around the property. -

Located just off NC Highway 158 places you just minutes from Roxboro, NC to the west, with its good dining and shopping; and the Oxford, NC area and I-85. Low county taxes make this an attractive opportunity for the homesteader and investor alike. -Electrical and phone service are available from either roads, and I've personally confirmed 4G-LTE signal with Verizon Wireless at this property.

Person, Caswell, Granville and Durham counties 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 scenic (<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, these 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>), (<https://www.ncwildlife.org/Portals/0/Hunting/Game-Land-Maps/Piedmont/Butner-Falls-of-Neuse.pdf>). See the embedded map in this listing for a detailed view of the property and area.

If this property interests you, contact me today to discuss all this Mossy Oak Property has to offer!

MORE DETAILS

Address:

Off Pixley Pritchard Road & Thomas Store Road
Timberlake, NC 27583

Acreage: 115.0 acres

County: Person

MOPLS ID: 57489

GPS Location:

36.348900 x -78.824900

PRICE: \$499,000

CONTACT AGENT



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