



## SOLD!! 26 ACRES OF DEVELOPMENT/TIMBER/RECREATIONAL LAND FOR SALE IN ANSON COUNTY NC!

**SOLD**

**Potential development tract with existing harvestable timber and prime wildlife habitat.- This tract has it all and is priced to sell!- The savvy buyer will have an open palette to develop their vision for this prime property.**

26.68 Acres of Development/Timber/Recreational Land For Sale in Anson County, NC!-This tract of mixed hardwood and pines, which straddles the Morven city limits, is the perfect opportunity for investors who want to buy and flip or those that want to buy and hold.- Priced to sell, this tract could also be an ideal spot for someone with a vision to build their own homesite with a great place to bowhunt right in the back yard.-There's plenty of room to spread out and have an abundance of elbow room.-Imagine waking up in the morning and getting your morning exercise by walking YOUR OWN personal paradise.- This dream IS within reach!

The soils are primarily sandy with clay at depth (National Cooperative Soil Survey U.S.A.) .-They are indicated as well-drained but will have slower water infiltration when wet due to the density of some of the subsoil clayey layers.- If mapped correctly, these soil types should be generally suitable for septic systems in most areas.-Public water does not appear to be available at this location. However, there are No apparent indications indicating challenges with installing a well.-

According to Google Maps, Morven is located:

4.4 miles to the NC/SC border on Hwy 52

9.1 miles from Wadesboro, NC

10.7 miles from Chesterfield, SC

16.4 miles from Rockingham, NC

26 miles from the Rockingham Speedway

The 1 square mile town of Morven was founded in 1883 and hosts approximately 530 residents.-This town has that small town feel and host a diverse group of staff members to manage and run the town. (www.de.townofmorven.org).

The zoning map for this property is presented in the photos for ease of reference.-Prospective buyers should review the zoning classifications or contact the Anson County Planner or the Town of Morven to best understand the allowable uses this property.-Prospective buyers may view this tract independently as it is currently vacant.-

For a bird's eye view of the property visit our "MAPRIGHT" mapping system. Simply copy and paste this link into your browser (https://mapright.com/ranching/maps/f8fc9a9da27c6f3e93ad52d5febc408f/share) and then utilize the various tools present. Click around and change the base layers to view shaded relief or hydrology maps of the area.

### MORE DETAILS

**Address:**  
Off Robinson Road  
Morven, NC 28119

**Acreage:** 26.7 acres

**County:** Anson

**MOPLS ID:** 57511

**GPS Location:**  
34.865800 x -80.002900

**PRICE: \$59,900**

### CONTACT AGENT

