



## SOLD!! 47.66 ACRES OF FARMLAND FOR SALE IN GRANVILLE COUNTY NC!

### SOLD

With its agricultural fields, creek bottoms, two ponds and old farm house, this property has much to offer you!

This multi-use property has so much potential to offer you, whether you're looking for an investment, homestead, hunting property, or just a place to enjoy with family and friends. -The 47-acre Pahnke Farm consists of gently rolling terrain stretching predominantly South to North and is comprised of two tillable fields, a clear-cut area, two ponds, and an old homestead area. -The farm straddles Shotwell Road with approximately 38-acres on the north side, and 8-acres to the south. -Each of these areas have different attributes that make this property one you should consider!

The north section has two agricultural fields that total approximately 20-acres combined and have been in crop production for many years, with the most recent crop being soybeans. -The soil types on this farm are good (see Soil Type Map in the photos), and should continue to produce high yields of crops if they're continued to be managed properly. -There is approximately 12-acres that were clear-cut in mid-2016 and the forest is naturally regenerating with various species of hardwoods and pines. -These woods lead down to Crooked Fork Creek that runs from North to South along the western property boundary. -This creek flows year round and is generally 8'-12' wide. -It's rock bottoms and wild flowered banks make it very scenic and relaxing. -The north section has approximately 600ft of frontage along Shotwell Road and one, ungated, primary entrance.

The south section consists of the old Lowry Homestead and outbuildings, a small farm and two ponds. -The two-story house is in disrepair, but has been cleaned out and electrical service added to it. -It could be used for storage or possibly even brought back to its former glory. -The old barns are also in slight disrepair, but have been improved by electrical service and water being plumbed to outdoor spigots. -The old well is operational, but the water is best for irrigation use only. -The seller makes no representations or warrants the condition of the house, barns or well. -All these structures and improvements are offered "as-is" in their current condition. -The south section has approximately 1032ft of road frontage on Shotwell Road and one, ungated, entrance.

Behind the homestead, there is a small field that leads to two hand-dug ponds. -These shallow ponds were used for livestock many years ago. -Today, they add beauty to the property and are home to various species of wildlife, including waterfowl, birds, reptiles and other game & non-game animals. -The 6-acres of woods around the ponds end along the banks of Crooked Fork Creek, which is the southern border for the entire property. -The habitat throughout the tract attracts and supports a variety of wildlife, including whitetail deer, turkey, dove and other animals, providing good viewing or hunting opportunities.

Located just off Highway 49 places you halfway between Roxboro, NC to the southwest, Clarksville, VA to the northeast, and Oxford, NC to the southeast (via Highway 96). -All these offer good dining and shopping opportunities. -Low county taxes make this an attractive opportunity for the homesteader and investor alike. -A new survey has been recently completed. -Electrical and phone service are available to either side of the road, 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.

This property is available for touring by appointment only. -Please contact me today to schedule a time to see what this Mossy Oak Property has to offer you!

If this property interests you, contact me today to discuss all this Mossy Oak Property has to offer! -For more information on this and other Farm, Lake and Hunting Land for Sale in Granville County NC, please contact SEAN MALOY at 844-412-1200, by email at [SEANMALOY@MOSSYOAKPROPERTIES.COM](mailto:SEANMALOY@MOSSYOAKPROPERTIES.COM) or visit our website at [LandandFarmsRealty.com](http://LandandFarmsRealty.com).

## MORE DETAILS

**Address:**

9094 Shotwell Road  
Roxboro, NC 27572

**Acreage:** 47.7 acres

**County:** Granville

**MOPLS ID:** 57563

**GPS Location:**

36.503500 x -78.777800

**PRICE: \$159,900**

## CONTACT AGENT



**SEAN MALOY**

**BROKER IN CHARGE**

**(844) 412-1200**

**(844) 480-5263 (LAND)**

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