



## SOLD!! 12.57 ACRE BUILDING LOT & RECREATIONAL LAND FOR SALE IN GRANVILLE COUNTY, NC!

**SOLD**

For immediate assistance on this listing, call Sean Maloy at 844-412-1200.

**This secluded, multi-use property is one you should consider! Call Sean Maloy at 844-412-1200 to schedule a showing today!**

Here's your opportunity to own a large, wooded lot in scenic Granville County!

Tract-6 of the Rocky Ridge Road subdivision in Oxford, NC is ready for you to build your home in the country or have a private retreat for recreational use!- This secluded wooded property is comprised of gently sloping terrain, pines trees and mixed hardwoods.- It is furthest tract in the subdivision from the entrance and provides its owner much privacy as there is no drive-by or through traffic.-

Access to the property is from a deeded access easement from Henry Wilson Road.- This easement is subject to a Road Maintenance Agreement and dues are \$300.00 per year for the maintenance fund.- The length of the easement is approximately .7-mile, and includes utilities; a very important feature for electrical/phone service.- In addition, the tract has approximately 115-feet of road frontage on Henry Wilson Road, and that allows for more access if needed in the future (see survey for details).- The tract has a good survey and had initial perk testing done when the subdivision was formed. There are signs of wildlife throughout the property to include whitetail deer, small game and other animals commonly found in the area.-

What makes this property more unique is its proximity US Hwy-15 offers easy access to several local towns and area recreational venues. The towns of Oxford, NC (5-miles south), Clarksville, VA (17-miles north) and Henderson, NC (11- miles east), offer shopping & dining opportunities. (<https://www.oxfordnc.org/>), (<https://www.facebook.com/hendersonnncdowntown/>), (<https://clarksvilleva.org/#/>). In addition, the John Kerr Reservoir and Kerr Lake State Recreation Area are just minutes away! There you can fish, go boating, camping, and hiking (<https://www.ncparks.gov/kerr-lake-state-recreation-area/home>)-

Being just off US Hwy-15 and near I-85, makes it very convenient to Raleigh/Durham areas. Verizon-LTE service has been confirmed, as there is a cell tower on the adjacent property.- Further, having low county taxes and being close to Kerr Lake Reservoir, and the cities of Clarksville, VA, Henderson and Oxford, NC, places this property one to consider!-

There are a deed restrictions associated with this lot. Here are the primary ones for your consideration:-

-Tracts are considered a family subdivision, residential purposes only.-

-One home per tract.-

-Only frame, log and off-frame modulares allowed.-

I invite you to explore the embedded map in this listing for a detailed view of the property and surrounding area, as well as the many photos that you may find interesting!

This property is shown by appointment only. If this beautiful property interests you, 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 Rocky Ridge Road  
Oxford, NC 27565

**Acreage:** 12.6 acres

**County:** Granville

**MOPLS ID:** 35495

**GPS Location:**

36.396100 x -78.602400

**PRICE:** \$69,900

### CONTACT AGENT



**SEAN MALOY**

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

**(844) 412-1200**

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