



SOLD!! 49.50 +/- ACRES OF MULTI-USE LAND FOR SALE IN PERSON COUNTY, NC!

SOLD

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

Diverse habitat features and Game Land access make this a one-of-a-kind opportunity! Call Sean Maloy at 844-412-1200 to schedule a showing today!

Located in northeast Person County, this nicely situated farm has the potential to be one of the best deer hunting properties in the area! It consists of gently rolling terrain stretching predominantly South to North from Bowmantown Road, and is comprised of two small crop fields, pine & hardwood stands and drainage bottoms, and most uniquely: access to North Carolina Game Lands and Mayo Lake!-

Except for the open fields, the entire property was select cut in the early 1990s and allowed to naturally regenerate. Today, the forest consists of a variety of tree species, including: Oaks, Pines, Hickory, Poplar, Persimmon, and many others. The fields total approximately 3-acres in size (.73 & 2.32 acres) and is in an agricultural production rotation of soybeans and corn. This year the crop was soybeans. These managed fields make an attractive food plot for deer and could possibly provide a nice building site for your new home as well!

Water features on this property include a couple drainages and the Mayo Lake Reservoir. These areas provide thick cover and supports a variety of wildlife, including whitetail deer, turkey and other animals commonly found in the area.- The diversity of this tract cannot be understated having tillable fields, a variety of timber, thick areas of cover with natural browse, and the supporting water features. Very few tracts have all these components already in place, even fewer have access to state game lands where you can hunt and fish!-

There is approximately 976ft. of road frontage along Bowmantown Road, but there is only one access point onto the property. The main road is very wide and is lightly graveled up to the first open field.- There is electrical service along Bowmantown Road, and I've personally confirmed 4G-LTE signal with Verizon Wireless at this farm. Additionally, there is an old tobacco barn that is still standing near the entrance. It's in decent shape and may be a candidate for restoration or dismantled for another purpose.-

Having low county taxes and being close to the cities of Roxboro, NC, Clarksville and South Boston, VA make this large tract extremely attractive for homesteading. In addition, Person and Caswell Counties offer some of the best outdoor activities in North Carolina. 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>), 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 natural looking (<https://www.visitnc.com/listing/5D4K/mayo-lake>); both offer excellent boating and fishing opportunities and are close by this property.- See the embedded map in this listing for a detailed view of the property and area.- Local Person County Schools are:- North End Elementary (PK-5 grades, distance: 4.6mi); Northern Middle (6-8 grades, distance 8.5mi); and Person High School (9-12 grades, distance 9.2mi).-

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 360-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 Bowmantown Road
Roxboro, NC 27574

Acreage: 49.5 acres

County: Person

MOPLS ID: 35689

GPS Location:

36.494500 x -78.866000

PRICE: \$229,000

CONTACT AGENT



SEAN MALOY

BROKER IN CHARGE

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