



SOLD!! 33.2 ACRES OF RESIDENTIAL, RECREATIONAL, AND INVESTMENT TIMBERLAND WITH CREEK FRONTAGE FOR SALE IN FRANKLIN COUNTY, NC!

SOLD

For immediate assistance with this listing call Andrew Walters at 252-904-3184.

Whether you're looking for a place to invest in, build your dream home, or simply have a fantastic recreational property, you need to see this right away! There aren't many tracts of land in this area with all of these features.-Call Andrew Walters at 252-904-3184 to schedule a showing today!

33.2 Acres of Residential, Recreational, and Investment Timberland with Creek Frontage For Sale in Franklin County, NC! This 33.2 acre property consists primarily of hardwoods with three with pockets of mature pine trees. This is the ideal investment, recreational, and residential property! There is plenty of room to roam and build your dream home. A very extensive soil report was conducted on the property and is available upon request. There is also a recorded survey on file as well. You can build your dream home, have seclusion, and be easily accessible from a paved surface, Sims Bridge Road.

The property features 1,200 +/- feet of road frontage on Sims Bridge Road. Lynch Creek borders the eastern boundary of the property. There's roughly 900 +/- feet of Lynch Creek frontage. Along the creek, this area is a hub of wildlife activity. Migratory waterfowl, deer, and turkey can be spotted along the creek and the hardwood ridges.

The property features a gently rolling elevation and ranges between 280 and 250 feet in elevation, with the most desirable home site being located along the higher elevation. The lowest point is along the creek which is 240 feet in elevation. The land drains well, as any precipitation flows to the creek and away from the preferable homesite area.

From the property you are 15 minutes from Franklinton and 15 minutes from Louisburg. Henderson is 25 minutes away, and Wake Forest is 30 minutes away.

Whether you're searching for a wildlife-packed recreational property, a secluded homesite, or a great place to invest in and park some money, this is a property you need to take a look at!

All showings are to be scheduled at least 24 hours in advance. Please don't visit the property without a broker representative present. Please reach out to Andrew Walters at (252) 904-3184, by email at awalters@mossyoakproperties.com, or visit nclandpro.com

MORE DETAILS

Address:

Off Sims Bridge Road
Kittrell, NC 27554

Acreage: 36.2 acres

County: Franklin

MOPLS ID: 37338

GPS Location:

36.161700 x -78.361500

PRICE: \$150,000

CONTACT AGENT



ANDREW WALTERS

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