



## SOLD!! 6.04 ACRE BUILDING LOT FOR SALE IN NORTH ALAMANCE COUNTY NC!

**SOLD**

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

**This large building lot is ready for your new home!-Call-Sean Maloy at 844-412-1200 to schedule a showing today!**

Located in the Pleasant Grove area of north Alamance County, NC, you'll find this beautiful +/- 6.04-acre property that is a rare opportunity for anyone who's looking to build a home in a country setting!

-Identified as Lot-3, it contains approximately 6.04-acres of recently clear-cut timber that reduces your land clearing expenses and give you maximum flexibility as to where to place your home. -The property has approximately 495ft of frontage along Hughes Mill Road. -Additionally, the lot has access along an easement road that runs along the western boundary. -Electrical service runs through the property and phone lines are along the frontage. -As a bonus, there's also a cell tower located 1/3-mile north of the property which provides excellent cell reception. -This lot comes with a new survey and a 4-bedroom septic permit is pending approval, making it ready for you to choose your builder and get started building your new home! -Here are a couple things to know when considering this property:

-There is confirmed 4G-LTE cell service with Verizon (a cell tower is just north of the property).

-A 4-bedroom Septic Permit is pending approval.

-Schools District is Alamance County.

Altamahaw Ossipee Elementary - -Grades: K-5 - Distance: 11.5 mi

Western Middle - Grades: 6-8 - Distance: 11.5 mi

Western Alamance High - Grades: 9-12 - Distance: 8.3 mi

-The lot is subject to some Deed Restrictions, here are a few of the major ones for your consideration: -

\*Off frame modular homes are allowed -

\*Minimum Square Footage Requirements: - -

-1,500 minimum square feet, with attached 2 car garage required - - -

-1,800 minimum square foot, no garage required -

\*The lot is subject to a Road Maintenance Agreement -

\*No Home Owners Association -

\*No commercial use or activity -

\*No swine or cattle -

\*Horses are allowed (1 per 2-acre of pasture) -

The local surrounding area has an abundance of outdoor attractions for the whole family. To the north, Caswell County offers some of the best outdoor activities in North Carolina as it boasts over 18,000-acres of state

game lands for all types of hunting, especially Whitetail Deer and Eastern Wild Turkey, and horseback riding (<https://www.ncwildlife.org/Portals/0/Hunting/Game-Land-Maps/Piedmont/R-Wayne-Bailey.pdf>). In Alamance County, there are a few incredible public access waterways for your recreational use year-round. -Local state parks and public lakes, like Graham/Mebane Lake is about 650-acres in size and offers fun for the entire family with its water skiing, bank, and boat fishing opportunities (<https://www.visitalamance.com/listing/graham-mebane-lake/335/>), and Lake Cammack which offers excellent camping and fishing opportunities (<https://www.burlingtonnc.gov/243/Lake-Cammack-Park-Marina>).

The property is approximately 10-miles north of Mebane, NC, 11-miles north of Burlington, NC, 27-miles from Greensboro, NC, and 17-miles from the quaint town of Hillsborough, NC. All these cities & towns have shopping & dining opportunities as well as hardware and farm supply stores you may need. I invite you to explore the embedded map in this listing for a detailed view of the property and surrounding area. There are many photos that you may find interesting. This property is shown by appointment only. Please contact me directly to coordinate your private tour.-

## MORE DETAILS

**Address:**

Off Hughes Mill Road, Lot 3  
Burlington, NC 27217

**Acreage:** 6.0 acres

**County:** Alamance

**MOPLS ID:** 37792

**GPS Location:**

36.243200 x -79.327100

**PRICE: \$89,900**

## CONTACT AGENT



**SEAN MALOY**

**BROKER IN CHARGE**

**(844) 412-1200**

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