



## 176 ACRES MULTI-USE LAND FOR SALE IN PERSON COUNTY NC!

### ACTIVE

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

**Investment Timber - Extensive Trail Network - Commercial Shop Building - Excellent Hunting.-Call Sean Maloy at 844-412-1200 to schedule a showing today!**

It's very rare to find property that has as many features as this one. It is definitely a "must see" if you're looking for a multi-use property that offers investment timber, commercial opportunities, homesite, and year-round recreational use! -

Located in north-central Person County, NC this beautiful property is comprised of a large commercial yard & shop/garage, planted pines, creek bottoms, mixed hardwoods, and a few drainage areas. The tract gently slopes inward from the eastern and western boundaries, forming a long valley with a creek running through its center.

Story's Creek winds its way through the valley and is dominate terrain feature on this property. The creek flows south to north and eventually drains into the Hyco River (about a mile north off the property). Its banks are 4ft-5ft high and the width varies from 15-20 feet across. There are several culverts and fords for crossing the creek and other small tributaries in the valley. -The grassy fields on either side of the creek provide expansive views that are uncommon in the area.

In addition to the creek valley, the tract contains approximately 125-acres of timber. In 2003, the timber was selectively harvested across the property and approximately 34-acres were replanted with loblolly pines. The remaining acreage has been allowed to naturally regenerate and contains many hardwood species. -

Access to the property is via a deeded easement which is Lawson Farm Road. The road is nicely graveled and ends at -the property's gate. Once on the property there is approximately 4.32-miles of road/trail network, including a full perimeter road. This amount of accessibility is invaluable to a landowner and adds much value to the property.

Perhaps what makes this property so unique is its commercial infrastructure. There is a large graveled lot, electrical service, well, and a 100' x 50' shop/garage. The garage is an insulated steel structure with four roll-up doors with full electrical setup, and it has a built-in vehicle inspection/grease pit. This definitely makes this property one to consider if you're looking for a property with commercial use opportunities! -

If this isn't enough, 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>), and Person County has two incredible public lakes for recreational use year-round. Hyco Lake is the larger of the two (<https://www.visitnc.com/listing/k7PN/hyco-lake>) and is closest to this property, but Mayo Lake is perhaps the most natural looking (<https://www.visitnc.com/listing/5D4K/mayo-lake>). Both offer excellent boating and fishing opportunities for you and the family.

Civilization is not too far away! -The property is approximately 7.5-miles north of Roxboro, NC, 15-miles south of South Boston, VA, 25-miles from Clarksville, VA, and 25-miles from Danville, VA. All these cities & towns have shopping & dining opportunities as well has hardware and farm supply stores you may need.

Key property features include:

- +/- 176 total acres -(approx. 125-acres of timber & 25-acres of open land).

- Zoned: Rural Conservation.

- 100'x 50' shop/garage with vehicle inspection/grease pit.

- 4.32-miles of road/trail network.

- Confirmed septic area for homesite.

- Electrical service and well on site.

- 4G-LTE cell service with Verizon confirmed.

- Private & secluded property.

- Year-round recreational opportunities (horse/atv riding, hunting, etc.).

- Commercial use opportunities.

- Close to town.

- There are multiple surveys on file that include a main survey and minor subdivisions.

- Seller has identified a perc site in the small field on the hill top north of the garage/shop building.

I invited you to explore the embedded map in this listing for a detailed view of the property and surrounding area. There are many photos and a property video that may you may find interesting!

There is an active business on this property and requires a private showing. Showings may be limited to weekends or after normal business hours so as not to interrupt the business activities.

- Agents/Buyers should be prepared to present proof of funds prior to scheduling their tour.

## MORE DETAILS

**Address:**

930 Lawson Farm Road  
Roxboro, NC 27574

**Acreage:** 176.9 acres

**County:** Person

**MOPLS ID:** 39556

**GPS Location:**

36.506900 x -78.983600

**PRICE: \$824,900**

## CONTACT AGENT



**SEAN MALOY**

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

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