



## UNDER CONTRACT!! 3.05 ACRE BUILDING LOT FOR SALE IN WARREN COUNTY NC!

### PENDING

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

**Fully wooded lot - Private Road - Gently Sloping.-Call Sean Maloy at 844-412-1200 to schedule a showing today!**

Located in the west-central area of Warren County, NC, you'll find this very secluded +/- 3.05-acre building lot on Indian Drive!

Identified as Lot-6 of the Deerfield Phase-4 Subdivision, it has many things that folks desire when building their home and living in the country. - The lot is fully wooded, consisting of a mix of hardwoods, cedars and pines, and gently slopes northwest to southeast from the road access. -The lot is accessed via Indian Drive, which is a private road that has no outlet, offering privacy & seclusion for you and your family. -

Here are a couple things to know when considering this property:

-This property is subject to a Road Maintenance Agreement and Restrictive Covenants (these are found under the "Property Documents" tab on this listing).

-There is confirmed 4G-LTE cell service with Verizon.

-There is a survey on file (this can be found under the "Property Documents" tab on this listing).

-Only one home can be built/placed upon this tract.

-Mobile and modular homes are allowed.

-Soil work for a conventional septic system has been completed.- The detailed Septic System Soil Report can be found under the "Property Documents" Tab

-Schools District is Warren County:

\*Southern Warren Elementary - Grades: K-5 - Distance: 5.2mi

\*Warren County Middle - Grades: 6-8 - Distance: 7.4mi

\*Warren Early College High - Grades: 9-12 - Distance: 7.1mi

This unique property is easy to get to and has a lot to offer as a potential homestead or recreational property as it's just minutes south of historic Warrenton, NC, and approximately 29-miles north of Wake Forest, NC; 43-miles to Raleigh, NC; and 43-miles to Durham, NC. -There are abundance of outdoor activities including the Embro Game Lands just east of the property- (<https://www.ncwildlife.org/Portals/0/Hunting/Game-Land-Maps/Piedmont/Embro.pdf>). -

This link will provide you a great snapshot of what's around and where to go in Warren County: <https://www.warrencountync.com/>; and 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 Indian Drive  
Norlina, NC 27563

**Acreage:** 3.1 acres

**County:** Warren

**MOPLS ID:** 45541

#### GPS Location:

36.365600 x -78.274700

**PRICE: \$28,400**

### CONTACT AGENT



#### SEAN MALOY

BROKER IN CHARGE / VICE  
PRESIDENT OF OPERATIONS

**(844) 412-1200**

**(844) 480-5263 (LAND)**

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