



SOLD!! 34.55 ACRE HOMESITE AND RECREATIONAL LAND FOR SALE IN ORANGE COUNTY NC!

SOLD

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

This fully wooded multi-use tract is ready for your new home! Call Sean Maloy at 844-412-1200 to schedule a showing today!

Located in west-central Orange County, NC, in the Bingham Township, this unrestricted tract awaits your new home!

Located just minutes from I-40/I-85, this beautiful property predominantly lies east to west along Mt. Willing Road and consists of gently sloping terrain that is fully wooded. Its topography allows for many homesite locations and for full use of the property for recreational purposes.

The timber on this property is mostly hardwood with a variety of pines that vary in age & structure. The will forest adds an inherent beauty to the tract and will provide privacy and seclusion for your homesite. The diversity found in the forest provides for a multitude of wildlife, including deer, turkey, small mammals and birds. The property has a small intermittent stream that runs near the western boundary that holds water for wildlife various times of the year.

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

-The property has approximately 2060ft of frontage, has electrical, phone and internet services along Mt. Willing Road.

-Location of any property adds value to your quality of life, and this property doesn't disappoint! It lies just south of I-40/I-85 and his places you just 4.5-miles south of the quaint town of Mebane, NC (<https://www.visitdowntownmebane.com/>); 7.5-miles southwest of historic Hillsborough, (<https://visithillsboroughnc.com/>); 12-miles southeast of Burlington, NC (<https://www.burlingtondowntown.com/>); 18-miles west of Durham, NC (<https://www.discoverdurham.com/>), and 30-miles west of Raleigh-Durham International Airport (<https://www.rdu.com/>) and the Research Triangle Park (<https://www.rtp.org/>). All these areas offer excellent dining, shopping and entertainment venues, as well as career opportunities!

-The seller recently conducted a preliminary soil evaluation that classified the parcel as "unsuitable" for installation of a "conventional or accepted" septic systems; however, there is a large area along the northern portion of the parcel that appears to meet the minimum requirements for the installation of an aerobic drip system. Although these types of systems are expensive, the acreage, location and attributes of this property make that investment very worthwhile.

-The tract is located within the Cane Creek Watershed (Protected) and subject to the Orange County watershed rules & plan that affects any potential subdivision of the property as follows:

1. One Dwelling Unit for every 5-acres.
2. The County imposes a 6% impervious surface limit (2,613 sq.ft. per acre of property).
3. See the Property Documents Tab on this listing for the Orange County Watershed Program and Map(s).

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

-There is a recent survey on file.

-The property is Zoned as Agricultural/Residential "AR".

-Schools District is Orange County.

Efland Cheeks Elementary - Grades: K-5 - Distance: 4.9 mi

Gravelly Hill Middle - Grades: 6-8 - Distance: 3.9 mi

Cedar Ridge High - Grades: 9-12 - Distance: 6.3 mi

-The lot is NOT subject to any Deed Restrictions or Homeowners Association.

***Please reference the "Property Documents" tab on this listing or on the interactive map to download these recorded documents.

I invite you to explore the embedded map at the bottom of this listing for a detailed view of the property and surrounding area.

This property is shown by appointment only. Please contact me directly to coordinate your private tour.

MORE DETAILS

Address:

Off Mt. Willing Road
Mebane, NC 27302

Acreage: 34.6 acres

County: Orange

MOPLS ID: 49057

GPS Location:

36.027000 x -79.231600

PRICE: \$299,900

CONTACT AGENT



SEAN MALOY

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

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