



UNDER CONTRACT!! 10.93 ACRE BUILDING LOT WITH POND FOR SALE IN NORTH ALAMANCE COUNTY NC!

PENDING

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

Secluded building lot with scenic pond makes this a one of a kind opportunity!-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 secluded +/- 10.93-acre property that is a unique opportunity for anyone who's looking to build a home in a country setting! -

Currently identified as Lot-24, of the Uplands SW-Phase 4, it contains approximately 9-acres of recently clear-cut timber and a 1 acre field that reduces your land clearing expenses and gives you maximum flexibility as to where to place your home. -Access to this tucked-away property is via a gated private road from NC Highway 62. -What makes this property rare is having a scenic, 1.47-acre pond at one of the potential build sites. -This pond will be shared with an adjacent lot, but this lot will have the largest portion of the pond. -One can only imagine watching wildlife from your deck or porch and fishing in the pond with family and friends!

Electrical service runs along NC Highway 62, as well as phone lines. -As a bonus, there's also a cell tower located 1/3-mile northeast of the property which provides excellent cell reception. -This lot comes with a new survey and a 4-bedroom septic permit (approved and pending permit issue), 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 has been approved.

-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 a Private Road Maintenance Agreement and Deed Restrictions, here are a few of the major ones for your consideration: -

*Only Site-Built or "Off frame" modular homes are allowed -

*Minimum Square Footage Requirements/Options: - - - -

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

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

*No Homeowners Association. -

*No commercial use or activity. -

*No swine or cattle. -

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

-Pond seems to be spring fed and will be subject to a Shared Pond Agreement (to be published). -

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 NC Hwy 62 N
Burlington, NC 27217

Acreage: 10.9 acres

County: Alamance

MOPLS ID: 49839

GPS Location:

36.240700 x -79.322700

PRICE: \$139,900

CONTACT AGENT



SEAN MALOY

BROKER IN CHARGE / VICE
PRESIDENT OF OPERATIONS

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