



## 4.49 ACRE MULTI-USE PROPERTY FOR SALE IN NORTHAMPTON COUNTY NC!

### ACTIVE

For immediate assistance with this listing call Phillip Scott at 336-263-7935.

**With beautiful lake views, potential homesites and recreational opportunities, this tract is a one of a kind opportunity! Call Phillip Scott at 336-263-7935 to schedule a showing today!**

Located just northwest of Roanoke Rapids, NC in the Gaston Township in northwestern Northampton County, NC, you'll find this secluded +/- 4.49-acre one of a kind multi-use property!

This property is the combination of lots 1-6 (.49-acres) & 7, 8, D (4.0-acres) in the Vulture Lakeside subdivision, and as depicted on the county tax cards. Altogether, the property being offered is +/- 4.49-acres in size and consists of an open area for a homesite with the remainder in mixed hardwoods and planted loblolly pines. What makes this property special is its location at the end of the state-maintained road and the amount of frontage along the Roanoke Rapids Lake!

The property has approximately 825ft of frontage along the Dominion Energy shoreline of the Roanoke Rapids Lake. From the property, you'll witness some of the most gorgeous sunsets you could imagine and observe the abundance of wildlife while enjoying this little piece of heaven. Various species of birds, waterfowl, reptiles, and fish call the river area home, including the occasional bald eagle! The water frontage is not on the main channel of the river, providing a cove-like atmosphere free of wake concerns from passing boats. In addition to the water features, the area has good deer hunting opportunities, too!

As a bonus, the North Carolina Wildlife Resources Commissions, Vulture Access Area is less than a half-mile from the property (773 Old Gaston Rd, Gaston, NC). It has a small dock, a boat ramp and parking for vehicles and boats trailers. Although this property doesn't have a dock permit, this public ramp allows you to get your boat into the water for a day of fishing, wildlife viewing and duck hunting when in season! The water depth is shallow and looks perfect for jon boats, rowboats, kayaks or canoes. Larger boats may need to access this portion of the river from the North Carolina Wildlife Resources Commissions, Fifth Street Landing Access Area (1919 W 5th St, Roanoke Rapids, NC) that is approximately 21-minutes from the property; or the Thelma-Roanoke Rapids Lake Access Area (1011 Van Warren Rd, Roanoke Rapids, NC) which is approximately 29-minutes from this property. Both have larger parking areas and more docks/piers.

Public access to Lake Gaston is available at the large Summit Access Area (432 Bluebird Rd, Littleton, NC) and is 34-minutes for this property. This provides more boating activities for the entire family!

Please see the interactive map for the locations of these Public Access Areas:

<https://id.land/ranching/maps/0125cc2a9f1ac18982b6f7ad5d6892da/share>

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

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

- Buyer will need to conduct soil analysis for suitable soils for a septic system permit.

- Dock permitting information can be found here: <https://www.dominionenergy.com/lakes-and-recreation/lake-gaston-and-roanoke-rapids-lake-nc/lake-gaston-roanoke-rapids-lake-permitting>

- The lot is subject to a couple Deed Restrictions

\*Each home is required to have an individual septic tank.

\*No outside privy/porta-jon can be constructed or kept on property (except during home construction)

\*No nuisance, noxious or dangerous material is allowed or to be maintained on property.

-No Homeowners Association.

-No commercial use or activity.

-Property will provide an easement and a Road Maintenance Agreement (to be recorded) for Lot-b, the adjacent property (see survey under Property Documents Tab for more information).

-School District is Northampton County:

Gaston Elementary - Grades: K-5 - Distance: 6.6 mi

Gaston Middle - Grades: 6-8 - Distance: 7.4 mi

Northampton High - Grades: 9-12 - Distance: 7.3 mi

The property is approximately 9-miles west of Roanoke Rapids, NC; 19-miles southwest of Emporia, VA; 39-miles north of Rocky Mount, NC; and 55-miles northeast of Wake Forest, 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, as well as the 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 Old Gaston Extended  
Gaston, NC 27832

**Acreage:** 4.5 acres

**County:** Northampton

**MOPLS ID:** 53939

### GPS Location:

36.503900 x -77.784300

**PRICE: \$189,900**

## CONTACT AGENT



**PHILLIP SCOTT**

AGENT

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