



10.98 ACRE BUILDING LOT FOR SALE IN NORTHWESTERN IREDELL COUNTY NC!

ACTIVE

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

Having multiple homesite locations, creek, spring, and great location make this a very unique opportunity! Call Sean Maloy at 844-412-1200 to schedule a showing today!

Nestled in the valley below Redmond Mountain and Grassy Knob, in northwestern Iredell County, NC, you'll find this beautiful +/- 10.98-acre property that is a unique opportunity for anyone who's looking to build a home in a country setting in the North Carolina Foothills!

This tract contains approximately +/- 10.98-acres of mostly wooded land ready for your new home. It contains several acres of planted loblolly pines, an old homesite area, spring, trail network, and a creek. So much is packed into this small property, it truly makes it one of a kind offering!

Access to this property is via two driveways off Wilkesboro Highway/Hwy-115N that lead to an old homesite area. At one time there was electrical service here as two poles with streetlights remain, and telephone service runs along the road. In addition, there's a hand dug well that taps into a spring located just in front of where a home once stood. The spring does produce a small stream that may support a small pond. Recently, the owner had a soil analysis conducted and it yielded an abundance of soil for at least two drain fields capable of supporting 4-bedroom homes.

There is approximately 1/2-miles of trails that follow along Pasture Bottom Creek and the northern property boundary. Pasture Bottom Creek flows north to south through the property and flows year-round. Its banks are approximately 6-10ft in width and 3-6ft in varying height. This water feature adds beauty to the property and provides for local animals of all types.

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

- There is confirmed 4G-LTE cell service with Verizon.
- Two 4-bedroom septic drain field areas have been identified (see Property Documents Tab for Soil Report).
- Tract has a good survey (see Property Documents Tab).
- Electrical and phone service are available.
- 1/2-miles of trail network.
- Approximately 940ft of frontage on Pasture Bottom Creek.
- Spring and hand-dug well.
- Approximately 1,220ft of frontage on Wilkesboro Road.
- School District is Iredell County:

*Union Grove Elementary - Grades: K-5 - Distance: 5.6 mi

*North Iredell Middle - Grades: 6-8 - Distance: 7.2 mi

*North Iredell High - Grades: 9-12 - Distance: 9.6 mi

The local surrounding area has an abundance of outdoor attractions for the whole family. Just 30-miles northwest is the Blue Ridge Parkway in all its splendor! This year-round attraction leads to many parks, rivers, lakes, with camping, fishing, horseback riding, and a multitude of other recreational opportunities (<https://www.blueridgeparkway.org/>). And speaking of horseback riding, Iredell County is home to the famous Love Valley Cowboy Capital! Love Valley is an authentic western town situated in the foothills of the Brushy Mountains north of Statesville, NC, and has many events for those who enjoy the cowboy lifestyle – it's a must see (<https://lovevalley.com/>) (<https://www.facebook.com/townoflovevalley/>). To the west, in Alexander County, NC, you'll find the Hiddenite Gem Mines, and particularly, the Emerald Hollow Mine (<https://www.emeraldhollowmine.com/>). I've been there many times when my children were younger and we always found treasures to take home...along with some muddy shoes! There are many other things to do close to this property, but these are some highlights that come to mind.

The property is approximately 13-miles southeast of Wilkesboro, NC (<https://www.wilkescountytourism.com/>), 15-miles northeast of Taylorsville, NC (https://www.bestplaces.net/city/north_carolina/taylorsville), and 15-miles to Statesville, NC (<https://visit.statesvillenc.com/>). 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 for a detailed view of the property and surrounding area:
<https://id.land/ranching/maps/9645ccc3eea035504dd71bfc168ac9ec/share/unbranded>

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

MORE DETAILS

Address:

6342 Wilkesboro Highway
Union Grove, NC 28689

Acreage: 11.0 acres

MOPLS ID: 54316

GPS Location:

36.049600 x -80.961900

PRICE: \$149,900

CONTACT AGENT



SEAN MALOY

BROKER IN CHARGE / VICE
PRESIDENT OF OPERATIONS

(844) 412-1200

(844) 480-5263 (LAND)

seanmaloy@mossyoakproperties.com

