



## SOLD!! 16.97 ACRES OF AGRICULTURAL AND RECREATIONAL LAND FOR SALE IN STANLY COUNTY, NC!

### SOLD

For immediate assistance with this listing call Jimmy Underwood at 980-734-8065.

**16.97 acre tract with open agricultural field, loblolly pines, small pond and pole barn! Call Jimmy Underwood at 980-734-8065 to schedule a showing today!**

Located in the southeastern corner of Stanly County, near the fork of the Pee Dee River and the Rocky River, this beautiful 16.97 +/- acre property is the perfect place for a homestead. If getting out of the mainstream hustle and bustle is high on your list, your paradise awaits you.

This property offering consists of two adjoining parcels (3.02 acres and 13.95 acres). The property has a gentle roll in topography and features both open acreage and wooded acreage, providing numerous possibilities for a homesite. The open acreage has been used for hay and the wooded areas have pines and mixed hardwoods. There is an open pole barn that is approximately 3,300 sq.ft. and has power pulled to it.

There is also a well in place near the barn. There is a small pond located at the southern corner of the property, that sits just inside of the woods. Deer and turkeys are frequently seen on the property and occasionally, wood ducks can be found on the pond. Deer Run road is a 50 foot right of way that is called out in both deeds, and it borders two sides of the property. The zoning is RA (Rural Agriculture) and the property is located in the Rural Preservation area that Stanly County Zoning recently implemented across the county. The Rural Preservation area requires a minimum of 3 acre parcels in RA zones as stipulated by the new zoning maps for the county.

The surrounding area offers lots of outdoor recreational opportunities. Lake Tillery offers boating, water sports and fishing. The Uwharrie Mountains and National Forest offer wonderful hiking trails and stunning scenery. Piney Point Golf Club and Tillery Tradition Golf Club are only a short drive away. The Pee Dee River and Rocky River are also nearby and provide boating, kyaking, canoeing and fishing. The Pee Dee Wildlife Refuge is also nearby in Anson County.

#### Property Notes :

- 4.5 miles to Norwood
- 8.4 miles to Mt. Gilead
- 10 miles to Ansonville
- 15 miles to Albemarle
- 21 miles to Troy
- 38 miles to Concord
- 40 miles to Monroe
- 52 miles to Charlotte Schools
- 4.2 miles to Norwood Elementary School
- 8.3 miles to South Stanly Middle School
- 7.4 miles to South Stanly High School

### MORE DETAILS

#### Address:

Off Deer Run Road  
Norwood, NC 28128

**Acreage:** 17.0 acres

**County:** Stanly

**MOPLS ID:** 65732

#### GPS Location:

35.173900 x -80.094500

**PRICE: \$175,000**

### CONTACT AGENT



#### JIMMY UNDERWOOD

**BROKER IN CHARGE - SC | BROKER - NC**

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