



## SOLD!! 8.52 ACRE LOT WITH POND FOR SALE IN PERSON COUNTY, NC!

**SOLD**

**Unrestricted Homesite With Beautiful Pond. Make This Property a Must See!-**

Here is your opportunity to own and build your country home in one of the best areas in Person County, NC!

This +/- 8.52-acre lot (3A) has approximately 248ft of frontage along Hesters Store Road and additional 379ft of frontage on Oliver Loop Road and offers a very peaceful settings for you to build your new home for your family. -Its terrain gently slopes from north to south and offers a couple build sites for you to consider. -The shared pond is approximately 4.68 acres in size, and approximately 2.05-acres of it comes with this lot. -It is truly the highlight of the property! -One can only imagine having this scenic water feature in your backyard and watching the family make memories fishing its banks. -

This property places you just minutes from Roxboro, NC for dining and shopping. -It also has easy access to Yanceyville, NC via-158, Burlington, NC via Hwy-49, and Durham, NC via Hwy-501. -In addition, low county taxes make this an attractive opportunity for anyone looking to build their home. -Electrical and phone service are available from the road, and I've personally confirmed 4G-LTE signal with Verizon Wireless at this property. -A Septic Permit for a 4-Bedroom House has also been secured (see listing documents for details). -A survey is on file; however, it will be modified to reflect the boundary lines depicted on the listing maps upon sale. -Local Person County Schools are: North End Elementary (PK-5 grades); Northern Middle (6-8 grades); and Person High School (9-12 grades).

Person County, and close by Caswell County, also offer some of the best outdoor activities in North Carolina. Person County has two awesome public lakes for recreational use year-round. Hyco Lake is the larger of the two (<https://www.visitnc.com/listing/k7PN/hyco-lake>), but Mayo Lake is perhaps the most natural looking (<https://www.visitnc.com/listing/5D4K/mayo-lake>); both offer excellent boating and fishing opportunities and are close by this property. If you like to hunt, both counties boast thousands of acres of state game lands for all types of hunting, especially Whitetail Deer and Eastern Wild Turkey (<https://www.ncwildlife.org/Portals/0/Hunting/Game-Land-Maps/Piedmont/Mayo.pdf>), (<https://www.ncwildlife.org/Portals/0/Hunting/Game-Land-Maps/Piedmont/R-Wayne-Bailey.pdf>). See the embedded map in this listing for a detailed view of the property and area.-

If this property interests you, contact me today to discuss all this Mossy Oak Property has to offer!-

### MORE DETAILS

**Address:**

Lot-3A, Hester Store Road  
Roxboro, NC 27574

**Acreage:** 8.5 acres

**County:** Person

**MOPLS ID:** 58470

**GPS Location:**

36.352300 x -79.065200

**PRICE: \$85,000**

### CONTACT AGENT



**SEAN MALOY**

**BROKER IN CHARGE**

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