



+/- 22.06 ACRES OF FARMLAND WITH POND FOR SALE IN PERSON COUNTY, NC!

WITHDRAWN

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

This +/- 22.06-acre property offers a very peaceful settings for you to build your new home or have a mini-farm of any kind for your family. It has approximately 480ft of frontage along Hesters Store Road, approximately 248ft of frontage along Hesters Store Road and additional 379ft of frontage on Oliver Loop Road that provide multiple homesite opportunities and access to the fields. Its terrain gently slopes from south to north and is comprised of open fields, a large pond and wooded area. The shared pond is approximately 4.68 acres in size, and approximately 2.88 acres of it comes with this tract. 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. An old tobacco barn is also on the property. It is in great shape and has been used for storing farm equipment and machinery, but could make a great horse barn. The lot also has a small wooded area that contains mature hardwoods that adds beauty and further recreational opportunities on the property.

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 Conventional System 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!

****The adjacent property (8.48-aces) is also for sale is you desire more acreage. -Please see my listings page for more information.

MORE DETAILS

Address:

Lots-3A & 3B, Hester Store Road
Roxboro, NC 27574

Acreage: 22.1 acres

County: Person

MOPLS ID: 58508

GPS Location:

36.351600 x -79.062700

PRICE: \$180,000

CONTACT AGENT



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BROKER IN CHARGE

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