



## 16.18 ACRE HOMESITE AND RECREATIONAL LAND FOR SALE IN ORANGE COUNTY NC!

### ACTIVE

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

**Fully wooded building tract with scenic creek is ready for your new home!-Call Sean Maloy at 844-412-1200 to schedule a showing today!**

Located in north-central Orange County, NC, near the townships of Deer Run and Arrowhead, this unrestricted, fully wooded building tract awaits your new home!

The property predominantly lies east to west from north-south from Walnut Grove Church Road, and the terrain gently slopes from the road down to the creek, then slopes upward to the back property line. -This topography allows for easy walking and full use of the property for recreation purposes.

This timber on this property varies in age, structure & species, adding beauty and making it a very diverse property for wildlife. -Ray's Creek flows south to north thru the center of the property. -It's banks are 2-3ft. high and it's width is 5-7ft in most places. -The creek area is in a flood plain, but doesn't affect the building site on this property. -Instead, it's teeming with wildlife, including whitetail deer, all types of song birds, and other small game & non-game animals commonly found in the area. -In addition, beavers are frequently spotted swimming in the creek, as well as turtles and other aquatic animals & reptiles. -

The property has approximately 61ft of frontage on Walnut Grove Church Road, and electrical service and phone lines are along the road. -This property has a favorable soil report for a 3-bedroom septic system, and good surveys are on file, making it ready for you to choose your builder and get started building your new home! -Here are a couple things to know when considering this property:

-There is confirmed 4G-LTE cell service with Verizon (a cell tower is just north of the property).

-Tract has an a favorable soil report for a 3-bedroom septic system (permit not applied for).

-Surveys are on file.

-Schools District is Orange County.

Pathways Elementary - -Grades: K-5 - Distance: 3.4 mi

Charles W. Stanford Middle - Grades: 6-8 - Distance: 4.8 mi

Orange High - Grades: 9-12 - Distance: 4.6 mi

-The lot is NOT subject to any Deed Restrictions or Homeowners Association.

Please reference the "Property Documents" tab on this listing or on the interactive map to download these recorded documents.

This property will have a Hurdle Mills, NC mailing address, and lies just off NC Hwy-86. This places you just 5-miles north of Hillsborough, (<https://visithillsboroughnc.com/>); only 17-miles northwest of Durham, NC ( <https://www.discoverdurham.com/>), and 30-miles northwest of Raleigh-Durham International Airport ( <https://www.rdu.com/>) and the Research Triangle Park (<https://www.rtp.org/>). -All these areas offer excellent dining, shopping and entertainment opportunities!

I invite you to explore the embedded map at the bottom of this listing for a detailed view of the property and surrounding area.

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

## MORE DETAILS

**Address:**

Off Walnut Grove Church Rd  
Hillsborough, NC 27278

**Acreage:** 16.2 acres

**County:** Orange

**MOPLS ID:** 41038

**GPS Location:**

36.164600 x -79.107100

**PRICE: \$249,900**

## CONTACT AGENT



**SEAN MALOY**

**BROKER IN CHARGE**

**(844) 412-1200**

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