



## 49 ACRES OF MULTI-USE LAND FOR SALE IN PERSON COUNTY NC!

**NEW**

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

**Diverse habitat with Investment Timber access make this property one to consider!-Call Sean Maloy at 844-412-1200 to schedule a showing today!**

Located in north central Person County, this nicely situated tract has much to offer you! -It is a portion of a larger tract and consists of +/- 49.00-acres of gently rolling terrain stretching predominantly North to South along Mill Creek Road. -It is -comprised of planted pines and hardwood creek & drainage bottoms and offers multiple uses as a timber investment, recreational and homestead property.

The entire property was clear-cut in 2004 and was planted with Loblolly Pines. -Today, the pines are growing well and provide future income revenue for their owner, as well as providing habitat for local wildlife. - The creek bottom consists of a variety of hardwood tree species, including oaks. -The property is enrolled in the Tax Deferment Program for Timber. -This tax savings program can be transferred to a new owner with a forestry management plan and the appropriate application form after closing.

The property was also enrolled into the Person County Voluntary Agricultural District (VAD) in 2014. -The VAD program does not keep land from being developed, but instead encourages the preservation and protection of farmland from non-farm development. -It also creates a sense of community among rural landowners while recognizing the importance of agriculture to the economic and social well-being of Person County.

The water features on this property include a small creek and drainages that flow from west to east, and eventually empty into the Mill Creek (off the property). -These areas provide thick cover and supports a variety of wildlife, including whitetail deer, turkey and other animals commonly found in the area. -

There is approximately 1650ft. of road frontage along Mill Creek Road, and potentially offers single or multiple homesite locations. -Soil science will have to be completed to determine any septic suitability of the land. -I've personally confirmed 4G-LTE signal with Verizon Wireless at this farm. -There is a survey of the greater property, but any buyer will have to survey the acreage being sold and not to exceed +/- 49.99-acres.

Having low county taxes and being close to the cities of Roxboro, NC, Clarksville and South Boston, VA make this large tract extremely attractive for homesteading. -In addition, Person and Caswell Counties offer some of the best outdoor activities in North Carolina. To the west, Caswell County boasts over 18,000-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/R-Wayne-Bailey.pdf>), 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. -See the embedded map in this listing for a detailed view of the property and area. -Local Person County Schools are: -North End Elementary (PK-5 grades, distance: 1mi); Northern Middle (6-8 grades, distance 4.4mi); and Person High School (9-12 grades, distance 5.1mi). -

I invite you to explore the embedded map in this listing for a detailed view of the property and surrounding area, as well as the many 360-photos that you may find interesting!

This property is shown by appointment only. If this beautiful property interests you, contact me today to schedule your private tour and let me show you all this Mossy Oak Property has to offer!

### MORE DETAILS

**Address:**

Off Mill Creek Road  
Roxboro, NC 27574

**Acreage:** 49.0 acres

**County:** Person

**MOPLS ID:** 42233

**GPS Location:**

36.448800 x -78.907000

**PRICE: \$299,900**

### CONTACT AGENT



**SEAN MALOY**

**BROKER IN CHARGE**

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