



UNDER CONTRACT!! 42.44 ACRES OF MULTI-USE LAND FOR SALE IN ORANGE COUNTY NC!

PENDING

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

A one of a kind opportunity in the heart of central North Carolina!-Call Sean Maloy at 844-412-1200 to schedule a showing today!

The unique Columbus Club of Durham is for sale and offers many opportunities for organizations, investors, or developers!

Located near the townships of Cascades and Schley, the Columbus Club of Durham was established in 1959 as a non-profit social and civic club for its members and the community. -Over the many years since the club's inception, hundreds of people have lived, laughed, swam, and fished at this multiuse property, and many civic organizations have enjoyed the family friendly atmosphere that its grounds provide. -Now it is time for the next chapter of this historic recreational property!

The property is comprised of flat to gently sloping wooded terrain, pond, walking trails, outdoor kitchen, covered picnic areas, caretakers house, and a multiuse building. -All the structures have electrical service (including the gazebo on the island) and water spigots are located nearby. -The multiuse building has beautiful views of the pond and has men & women's toilet and shower facilities. -The property caretakers live in the small block home found on the property. -The forest is mixed hardwoods and pines, including red & white oaks, poplar, short leaf, loblolly and Virginia pines. -As you can tell from the photos, the forest adds beauty year-round, but especially in the fall when the colors peak. The crown jewel of this property is the 4.25-acre, spring fed pond. -It has a small island near its center that measures approximately .19-acres in size and is connected to the mainland via a small wooden bridge. -It would make a magical place for a wedding event. -The pond has sandy bottoms suitable for swimming, and its banks have been well kept and free of debris.- Fish can be seen along the banks and breaking the surface during the morning and late afternoon feeding times. -The property attracts all sorts of wildlife, including whitetail deer, turkey, all types of songbirds, and other small game & non-game animals commonly found in the area, including turtles and other aquatic animals & reptiles.

This property offers many opportunities for different buyers:

- one-of-a-kind home site(s)
- corporate or organization retreat
- residential development
- wedding venue or other business venture

Here are some of the key highlights of this property:

- Electrical service & well on site.
- Structures include: two covered picnic areas (24ft x 50ft & 16ft x 20ft), outdoor kitchen, (multiuse building (40ft x 46ft), caretaker home (30ft x 36ft)
- Currently zoned as AR: -The purpose of the AR District is to accommodate rural uses, including agricultural uses, -that complement or support agricultural uses, and very-low density residential uses. The AR District is intended to encourage residential development that preserves farmland and other open space.

-One gated access point.

-Approximately 2365ft of frontage along Schley Road, and approximately 710ft of frontage along New Sharon Church Road.

-4.25-acre pond with a .19-acre island.

-35-acres of mixed hardwood forest.

-Located only 6-Miles from Hillsborough, NC; 11-Miles to Durham, NC; 15-Miles to Chapel Hill, NC; 23 miles to Burlington, NC; 30-Miles to downtown Raleigh, NC, and 42-miles to Greensboro, NC.

-Confirmed 4G-LTE cell service with Verizon

-Schools District is Orange County:

Pathways Elementary - Grades: K-5 - Distance: 5.2 mi

Charles W. Stanford Middle - Grades: 6-8 - Distance: 5.5

Orange High - Grades: 9-12 - Distance: 5.4

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

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

Please contact me directly to coordinate your private tour. -This property is shown by appointment only and a 48-hour minimum notice is required. -Buyers may be required to show proof of funds or pre-qualification documents prior to showing.

MORE DETAILS

Address:

6115 Schley Road
Hillsborough, NC 27278

Acreage: 42.4 acres

County: Orange

MOPLS ID: 41211

GPS Location:

36.138500 x -79.018900

PRICE: \$959,900

CONTACT AGENT



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