

Highway 501 Farm

227.30 Acres | Durham County, NC | \$2,500,000



HAYDEN  OUTDOORS.

Highway 501 Farm

TOTAL ACRES:

227.30

PRICE:

\$2,500,000

COUNTY:

Durham County

CLOSEST TOWN:

Durham, NC

Activities & Amenities:

ATV/Off Road
Conservation Easement
Farm/Crops/Ag
Hiking/Climbing
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey, Waterfowl
Income Producing
Outbuilding/Barn/Shed/Shop
Wooded

Land Details

Address: 000 Moores Mill Road,
Rougemont, North Carolina 27572, USA
Closest Town: Durham
Total Acres: 227.30
Leased Acres: 109.00
Zoning: Agricultural
Elevation: 540-570
Topography: Gently rolling
Tillable/Crop/Orchard Acres: 109
Timber Land Acres: 102
Include Business?: Yes
Estimated Income: \$8,200
Income Type: Leased Tillable acreage
Estimated Taxes: \$4,020.52 - 2025
Source of lot size: Assessor/Tax Data

Property Summary

Here's your chance to create your very own legacy property in North Carolina! This offering consists of 227.3 acres of vacant land in the Rougemont area of Durham county! It holds a mixture of timber and tillable ground and tons of road frontage along Highway 501 and Moores Mill Road!

Land

The entire 227.3 acre parcel is made up of both timber and tillable ground. There is approximately 102+/- acres of timber and 110+/- acres of tillable acreage on the listing. The timber acreage traverses the ag ground throughout the property and offers some great hunting opportunities! Several locations on the property would work for private homesites as well.

A conservation easement is in place and those documents can be made available upon request to qualified buyers.

Recreation

This expansive listing offers tons of great recreational activities such as riding four wheelers and side by sides, hiking, horseback riding and hunting!

Due to the huge amounts of crops and timber, some great whitetail deer and large wild turkey gobblers have been seen on the property! You can also hunt small game such as squirrel and rabbit. Depending on the crop harvest, you could make use of the tillable acreage into some great dove and waterfowl hunting ground.





Agriculture

Currently the tillable acreage is leased to a local farming group for \$75 per acre and they alternate corn and soybeans every other year. The yields are tremendous for non-irrigated farmland in this part of the state. They are way above the North Carolina state average by a significant margin!

Region & Climate

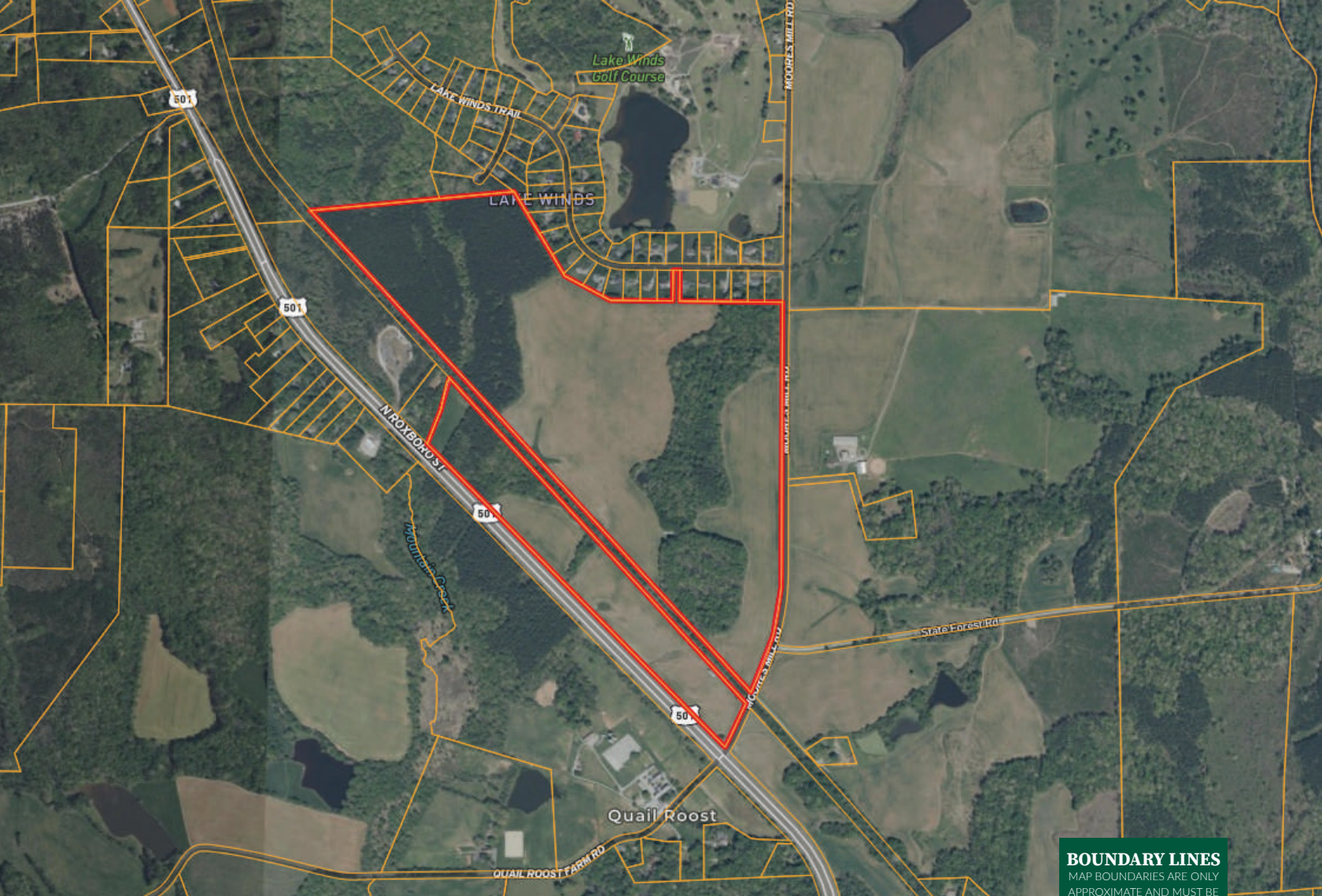
The climate in Rougemont, NC is generally mild and pleasant year-round. In the summer months, temperatures range from highs in the low 90s and lows in the mid-60s. During winter, temperatures stay mild with average highs in the mid to upper 50s and overnight lows falling into the 30s. The area gets an average of 44 inches of rain per year as well as about 4 to 8 inches of snowfall per year.

Location

The property is located a little over 12 miles north of Durham, North Carolina. It is located 25 miles northwest of Raleigh, North Carolina. The Raleigh/Durham International Airport is only 14 miles away.

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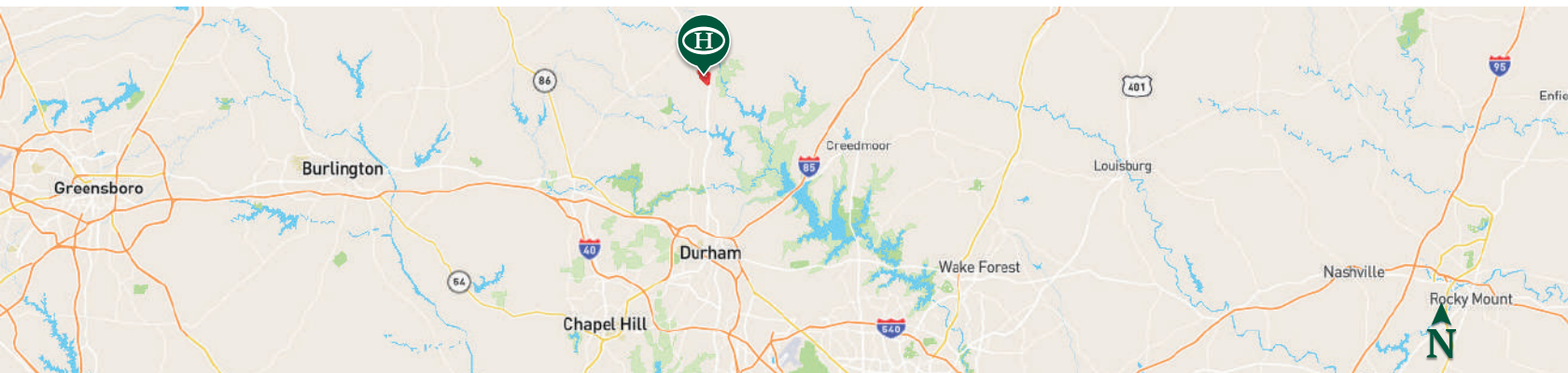




 Boundary

BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



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