



MLS #: 10046947 **Status:** ACTIVE

LAND

0 Chatham Church Road Unit#: / Lot#: 1

Moncure, NC 27559 (City Limits Of):

Subd: Not in a Subdivision / **Nghbd:**

Possession: Close Of Escrow

Special Conditions No Special Conditions

M	DOM: 0	LP: \$750,000
	CDOM: 0	SP:
	Financial Concessions	
	Contingent Addendum	
	Contract Date	
	Est/Closing Date	

Remarks

An exceptional opportunity to own 15 acres of pristine riverfront property on the Rocky River, where nature and tranquility converge. Nestled along the meandering banks of a serene river, this property offers a rare blend of natural beauty and endless potential. Enjoy 850' +/- of private river frontage, with stunning views and the soothing sound of flowing water. Perfect for fishing, kayaking or simply relaxing by the river's edge. With 15 acres, the possibilities are endless. Build your dream home, create a private retreat or develop a serene getaway for friends and family.

Directions

Measurements- Lot

Lot Size: **15.940** Lot Dim: **969x849x733x819**
 Approx Lot SqFt: **694,346.40** Total HOA Dues:

Lot Information

Road Frontage 60	Perk Test
Cleared Acres	Perk Test Date
Wooded Acres	Water/Sewer Fee
Price per Acre	# of Beds Yielded
Location	

Deed Restrictions
Restrictive Covenants No
Lot Description Unimproved

School Information

El 1: Chatham - Pittsboro	El 2:
Mi 1: Chatham - Horton	Mi 2:
Hi 1: Chatham - Northwood	Hi 2:

General Information

Year Built:	New Construction:	Est Fin Date:
Builder Name:		Ownership:
		Prim Res:
Property Leased: No	Month to Month:	Lease Expires:

Public Data, Taxes, Financing

Tax Value: \$154,458.00	Tax Rate
Zoning: R-5	Inside City: N
Financial Comments	Oil/Gas Rights Severed? No

Features

Improvements No Improvements	Restrictions No Restrictions	Vegetation Cleared
	Road Description Private Road Agreement, Private Rd Main. Agree, Unimproved	Water Supply Well On Site
	Road Frontage Description Easement, Unimproved	Waterfront Type
	Sewer/Septic Need Septic	Water Body Name
	Topography Undeveloped Area	Waterfront Access
	Utilities Electricity Available, Electricity on Site	ApxWtrFrtg