

±98.76 ACRES | ZONED RA

LAND FOR SALE
297 COOKS CHAPEL ROAD
NORLINA, NC 27563

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PROPERTY OVERVIEW

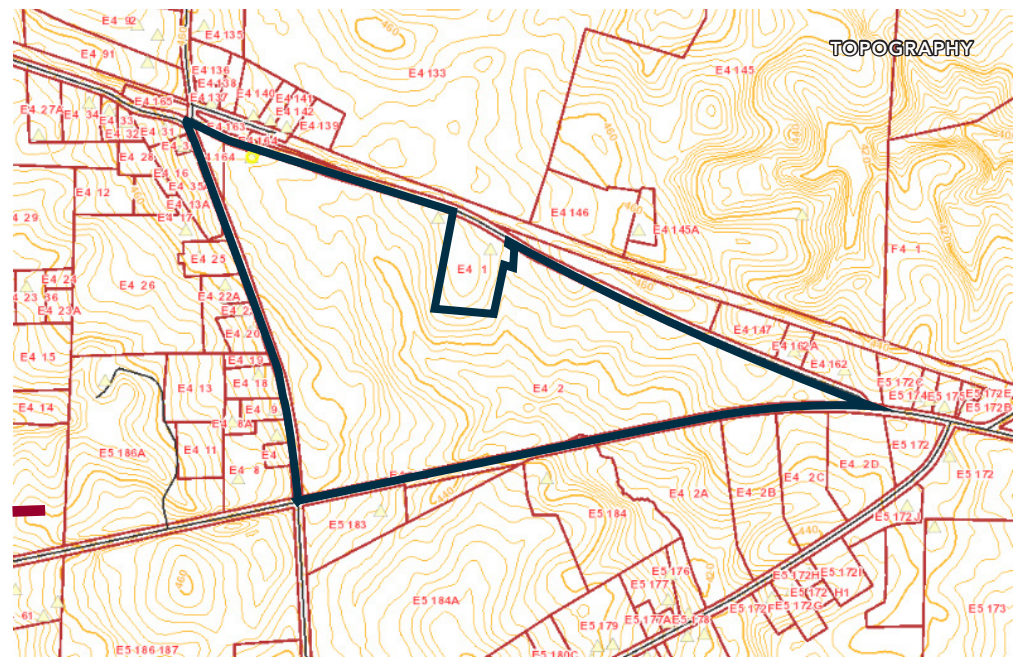
PROPERTY DESCRIPTION

This triangular farm tract is strategically located at the intersection of Hwy. 158, Warren Plains Road and Cooks Chapel Road, with a four-way stop at Hwy. 158 and Warren Plains Road. The property offers substantial frontage along all three roads, municipal water availability along Hwy. 158 and excellent visibility from the highway.

Situated near Norlina and Warrenton, the site is also convenient to the local high school and elementary school. With its prominent location, road access and development potential, the property presents a range of future possibilities. An occupied farmhouse is located on the tract; the residence is estimated at approximately 2,000 square feet. The seller has not measured the home, and the stated size is an estimate only.

HIGHLIGHTS

- ± 98.76 acres
- Water available along Hwy. 158
- Portions of the property are currently under cultivation
- Pine plantations are located on a portion of the tract
- No conservation easement is currently in place; a future easement may provide potential tax benefits, subject to applicable requirements
- Existing farmhouse is occupied and provides rental income
- Four-way flashing red light at the intersection of Warren Plains Road and Hwy. 158, creating a prominent future commercial corner
- Potential recreational retreat located within the path of growth and positioned for future development
- Warren County has the largest water frontage on Lake Gaston
- Zoned AR, allowing for 20,000-square-foot lots with septic and public water infrastructure
- Sale price: \$7,500/acre



REGIONAL MAP

