

Rowan County Transitional Acreage

29.64 Acres

Rowan County, NC

\$682,000



HAYDEN  OUTDOORS®

Rowan County Transitional Acreage

TOTAL ACRES:

29.64

PRICE:

\$682,000

COUNTY:

Rowan County

CLOSEST TOWN:

Rockwell, NC

Activities & Amenities:

ATV/Off Road
Development Potential
Farm/Crops/Ag
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Waterfowl
Income Producing

Land Details:

Address: 000 Holshouser Road,
Rockwell, North Carolina 28138, USA
Closest Town: Rockwell
Total Acres: 29.64
Deeded Acres: 29.64
Leased Acres: 21.00
Zoning: Residential
Topography: Gently sloped
Tillable/Crop/Orchard Acres: 21
Estimated Income: \$1575.00
Income Type: Farming
Estimated Taxes: \$113 - 2024
Source of lot size: Assessor/Tax Data

Property Summary

Great development potential! This 29.64 acre tract is located in Rowan county the fast growing area of Rockwell, NC! Currently being used as farmland, this land holds tons of development potential! With over 740 feet of road frontage, you have multiple points of access. The listing sits less than a half mile from the new Sweetwater Village project that is currently underway.

Land

The listing is made up of 29.64 total acres. With over 740 feet of road frontage, access is super easy and there is county water and sewer approximately 230 feet away. Approximately 21 acres is currently being farmed by a local farmer. The yearly lease payment is \$1575 and renews each October. The rest of the land is made up of short pine trees and thickets. This section was timbered off years ago and the replanted growth is steadily growing back which will be a long term investment once the timber is harvestable again.

Recreation

This property is currently being farmed, however it is home to whitetail deer and wild turkeys so hunting is definitely an option! You can also ride ATVs and side-by-sides with ease as the property is very gently rolling.

Agriculture

The farmland section of this tract is currently in rotation with soybeans and corn. Approximately 21 acres is planted each year and the current rate totals \$1575 per year and the farming lease renews each October.





Region & Climate

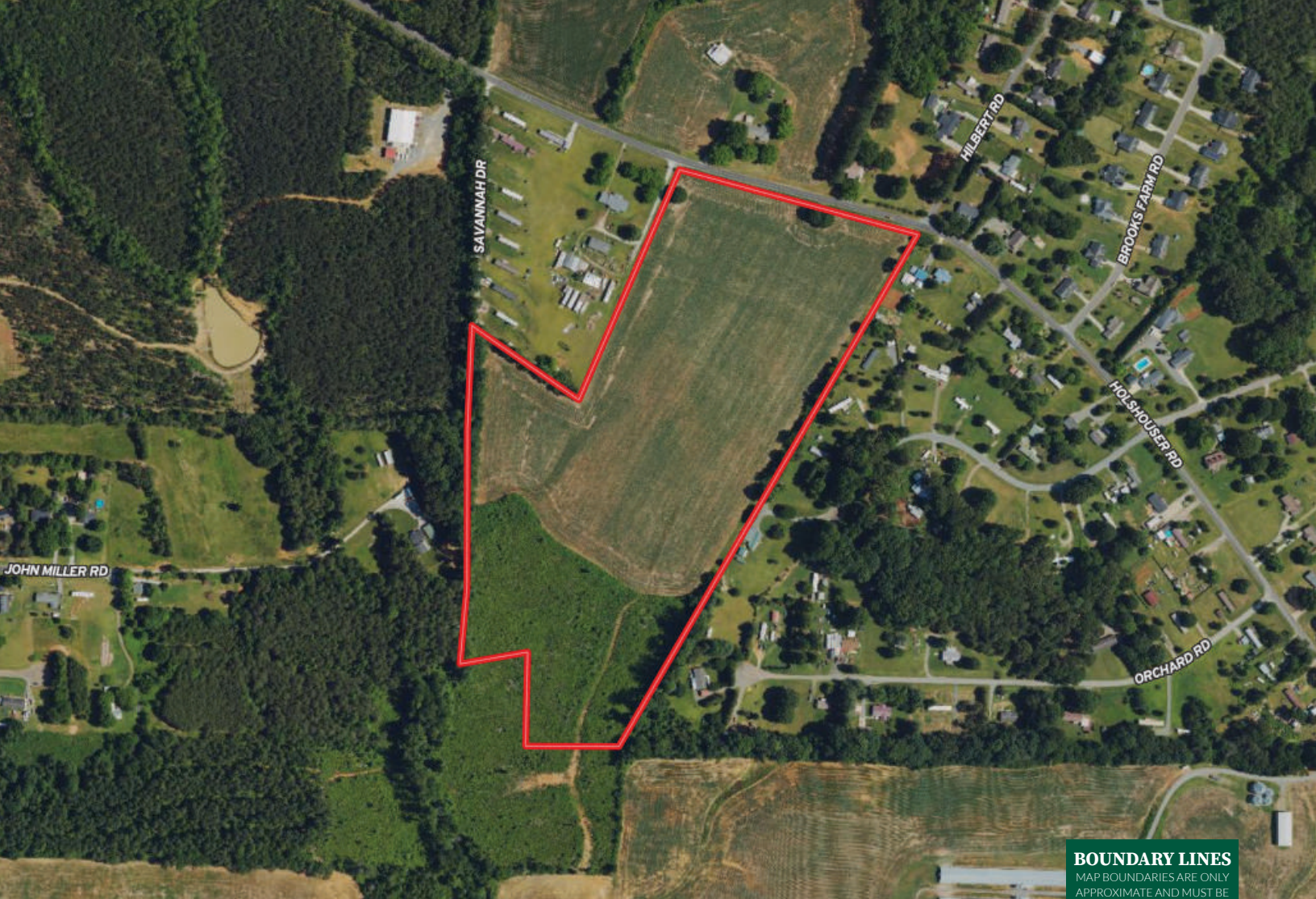
The summers are hot and muggy, the winters are very cold and wet, and it is partly cloudy year round. Over the course of the year, the temperature typically varies from 32°F to 88°F and is rarely below 19°F or above 95°F.

Location

The property is located just outside the town limits of Rockwell and only about 10 miles from the county seat town of Salisbury, NC. The town of Mooresville, NC is 36 minutes to the west. Kannapolis is 25 minutes to the southwest and you can be in Charlotte in about 45 minutes.

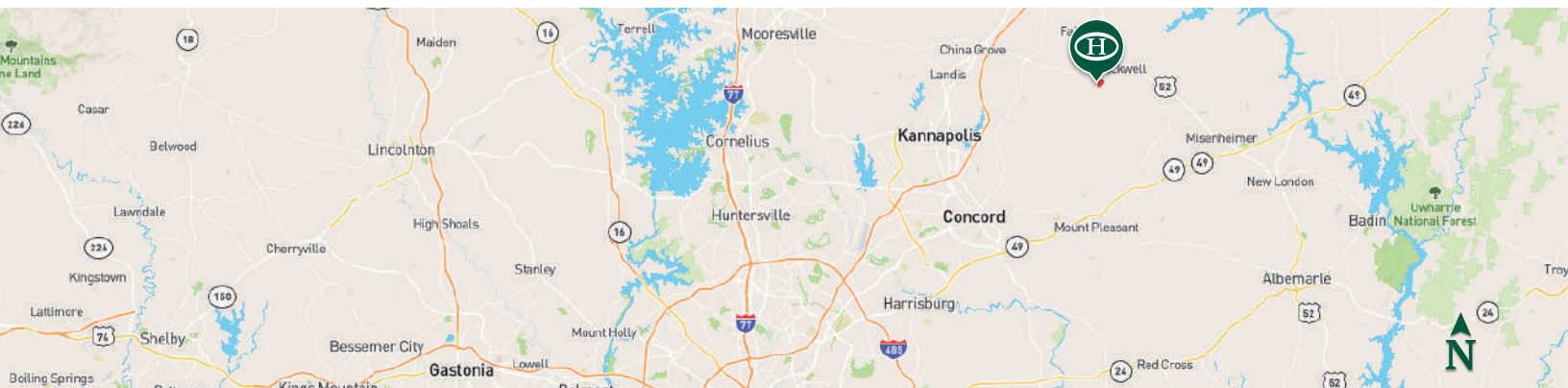
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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary



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