

159.91 Acres For Sale

3032 Claude Simpson Rd Elon, NC 27244

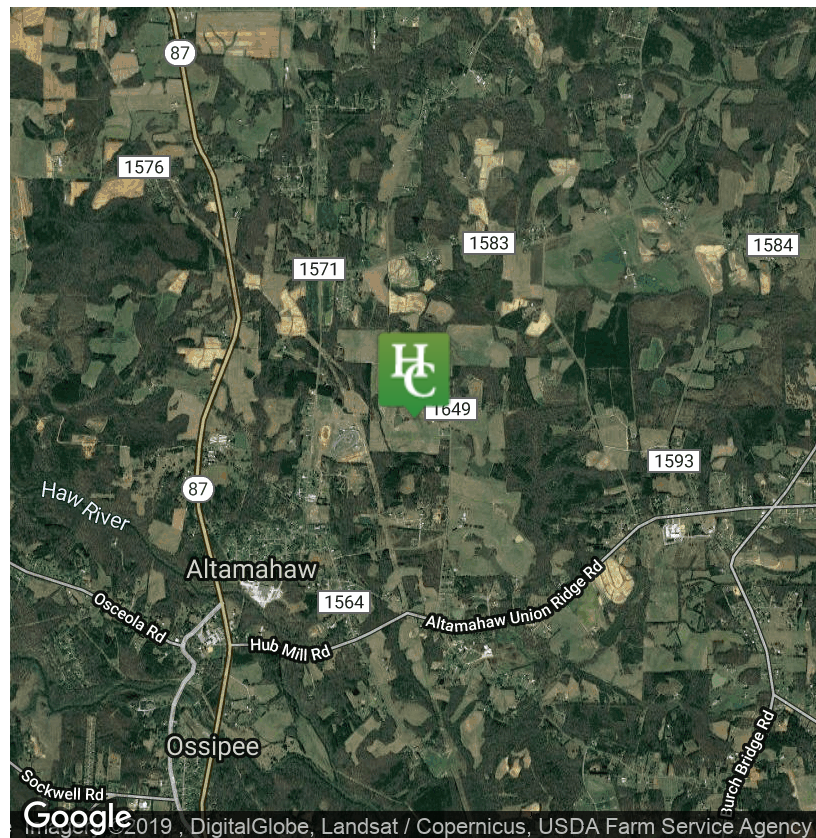


\$13,757/ACRE



Claude Simpson Road Farm

- Land for sale
- Alamance County Tax Map IDs: 8859406535, 8859306415, 8859514724, 8859318214, 8859400693, 8858494926, 8858492420, 8859502948, 88593221050
- 3BR/3BA Brick Ranch build in 2002-1752 SF
- 3 outbuildings; 1 MH Lot on site with well & septic installed not currently rented
- 800 SF rental home at \$550 per month (rented)
- Three mobile home lots leased at \$200 each
- Five acre pond
- Majority of property consists of cultivated crop fields with an existing lease in place
- 30+/- minutes from Greensboro; One hour from Raleigh
- DRONE FOOTAGE: <https://vimeo.com/337832454>



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Executive Summary

3032 Claude Simpson Rd Elon, NC 27244



Offering Summary

Sale Price:	\$13,757 / acre
Lot Size:	159.91 Acres
Market:	Greensboro/ Winston-Salem
Submarket:	NW Alamance County
Pond Size:	5 Acres

Property Overview

This income producing farm is located approximately 2 miles northeast of the town of Ossipee, NC in the northwestern corner of Alamance County. In addition to a main 3BR/3BA home the property currently has five different sources of revenue including a crop lease, a rental home, and three mobile home lots. Located just 30 minutes from Greensboro, this property is an excellent investment opportunity that offers quality hunting, fishing, and recreational uses as well.



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Drone Photography

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Property Photography

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