

\$158,500 -- 17.5 acres

Roper Hollow Rd, Morganton, NC 28655

- Burke County

Recreational Property

Residential Property

Undeveloped Land

17+ Acres With Incredible Views in Morganton, NC

State	County	City	Zip
North Carolina	Burke County	Morganton	28655
Address	Price	Acreage	Bedrooms
Roper Hollow Rd	\$158,500 -	17.5 acres	0
Baths			
0			

Description

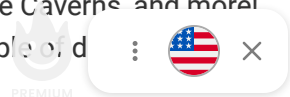
Lucky Dog Price: \$158,500

Market Value: \$211,800

Savings of 25%!!

Nestled within the serene embrace of Morganton, NC, this 17.5-acre canvas beckons with the promise of a mountain haven, where dreams can take root and homesites can embrace the undulating landscape. This mountain land, nestled in an offshoot of the Appalachians, boasts its highest points along the southern boundaries, a majestic display running east to west. Standing several hundred feet above the views of Burke County to the north, it is a vantage point that captures the essence of elevation and serenity. A careful study of the topographical map reveals the land's secret a long ridge line gracefully running east and west along the southern boundaries of both properties, a perfect stage for the creation of homes that harmonize with nature. Listen to the soothing melody of Lane Creek dances along its north sides. Along the banks of Lane Creek, draining gracefully to the west, lie numerous sites suitable for homes or tranquil camping retreats. The creek, a modest companion, invites playful leaps at its upper reaches on the east side, only to reveal its width, too grand to jump across on its westward journey.

Morganton, NC is a charming town with a rich history and a variety of activities for residents and visitors alike. Explore the historic downtown area, Lake James State Park, Pisgah National Forest, Linville Caverns, and more! This property is an escape from the chaos of the world, a refuge to retreat into town a couple of



The wooded expanse, dominated by hardwoods and accented by evergreens on the slopes, echoes with tales of a timber's last cut in the 1940s. Some pockets, hidden in the draws, cradle untouched history, waiting for the next chapter to unfold.

Power is accessible from the east, tracing a path along a north-south road near a rustic cabin. This road, beyond its quaint charm, extends north into Silvercreek Development's Phase I, offering a secondary gateway to the entire area. The main access road along the southern boundaries is a 15-minute westward drive to the main highway connecting Morganton with Rutherfordton, unfolding a well-maintained NC State Gamelands road. It serves not only as a conduit to the property but also as a fire service road, a link to the vastness of State Lands to the south, and a gateway to the western reaches of South Mountains State Park. The most enchanting spot for a residence can be discovered nestled on the southwest expanse. This chosen locale unveils a topography that embraces a sprawling and gently undulating canvas, offering a larger, flatter haven for dreams to take root and homes to unfold.

This property is not just land, it's an invitation to shape a sanctuary where nature and dreams intertwine, a testament to the enduring allure of the North Carolina mountains.

Closest Street Address:

8779 ROPER HOLLOW RD MORGANTON, NC 28655

*This is NOT the address of the property, but a neighboring lot and should only be used for directional purpose and general area location. This address/property is not related to this listing in any way. Please do not disturb any neighbors.

Disclaimer: All information provided is deemed reliable but not guaranteed. Buyers are encouraged to conduct their own due diligence. Survey provided is not of subject property.

Site Address: ROPER HOLLOW RD - MORGANTON, NC 28655

County / State: Burke County, NC

Parcel Number: 41874 / 1678775334

Parcel Size: 17.5 acres

Parcel Area: 762,300 sq. ft.

Zoning: R-MU (Rural Mixed-Use District)

of Dwellings Allowed to be Built: Duplex family dwellings - 2 family dwellings

Flood Zone: No

Electric: City available, to be verified by buyer

Water: Well needed

Sewer: Septic needed

Survey/Plat Map: None

Percolation Test: No

Property Access: Paved road

Legal Description: None

Subdivision: N/A

Center GPS Coordinates: 35.606999, -81.767474

RV Parking / Living Allowed: Yes

Mobile Homes Allowed: Yes

Farming Allowed: Yes

Livestock Allowed: Yes

Both Surface & Mineral Rights Included: Yes

Timber Rights Available: Yes

Annual Taxes: \$166.99 (2023)

HOA Fees / Name of HOA: N/A

Elevation: 2,418.6 ft.

Elementary School: Salem Elementary School

Middle School: Table Rock Middle School

High School: Robert L Patton High School

Buyers Agent Commission Offered: 3%

Title Provided: Warranty Deed w/ Title Insurance

Amenities

Financing Options

Mortgage Options

- Owner Finance

Land

Lot Description

- Heavily Treed
- Irregular

Proposed Use

- Agriculture
- Commercial
- Industrial
- Mobile
- Residential Multi-Family

Road Frontage Desc

- Dirt

Street/Utilities

- City available, to be verified by buyer, septic and well needed.

Topography

- Rolling

Seller Contact Information

Lucky Dog Land Deals

Lucky Dog Land Deals
101 Creekside Xing
Brentwood, TN 37027
luckydoglanddeals@gmail.com
(727) 282-5492 (Office)

Property Boundaries



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This information believed accurate but not warranted