

Bell Farm Road, Statesville, North Carolina 28625

List Price: **\$140,000**

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MLS#: **4323086** Category: **Lots/Acres/Farms** County: **Iredell**
Status: **ACT** City Tax Pd To: **No City Taxes Paid** Tax Val: **\$105,320**
Subdivision: **None** Zoning: **R20** Complex:
Zoning Spec: **R20** Deed Ref: **3007/2017**
Parcel ID: **4765-51-6194.000**
Legal Desc: **# 2 CEDAR CREEK PB 27-53** Apx Lot Dim: **Irregular**
Apprx Acres: **7.23**
Lot Desc: **Level, Wooded**



General Information

Type: **Acreage**
Can Divide?: **No**
\$/Acres: **\$19,363.76**
Levels:

School Information

Elem: **East Iredell**
Middle: **East Iredell**
High: **North Iredell**

Land Information

Apprx Acres: **7.23**
Acres Cleard:
Acres Wood:
Min SF to Bld: **0**
Prop Found:
Rd Frontage: **County Road**
Lot Desc: **Level, Wooded**
Restrictions: **Other - See Remarks**

Utility/Plan Information

Sewer: **Septic Needed**
Water: **County Water, Tap Fee Requir**
Dwellings: **No**
Beds Septic:

Additional Information

Prop Finance: **Cash, Conventional**
Ownership: **Seller owned for at least one year**
Spcl Cond: **None**
Rd Respons: **Publicly Maintained Road**

Lease Considered: **No**

Features

Lot Description: **Level, Wooded**
Fixtures Exclsn: **No**
Exterior Cover:
Road Surface: **Paved**
Roof:
Other Equipmnt:
Suitable Use: **Residential**
Utilities: **Other - See Remarks**
Comm Feat: **None**

Basement Dtls:
Road Frontage: **County Road/25**
Patio/Porch:
Other Structure: **Barn(s), Other - See Remarks**
Horse Amenities: **None**
Fire Sprinkler:

Association Information

Subject to HOA: **None** Subj to CCRs: **Undiscovered** HOA Subj Dues: **No**

Remarks Information

Public Rmrks: **7.23 ACRES just outside of the city limits could make a great private oasis. A once working poultry farm there is an old chicken house that has been used for storage and as a storage shed. Build your home and already have a building in place to convert into your barn for those farm animals you've wanted to have. Property is mostly wooded except for where the chicken house is. Convenient location just minutes from town for gas, groceries, shopping, dining & other businesses. Interstate access is just a few quick minutes drive and the I 40/ I 77 interchange is also quick access. A property with acreage near town but still country living is a rare find. The adjoining property out by the road is up for auction, see MLS # 4319482 for those details, maybe buy them both & have a house already in place on that property and all of your land on this property. Come check it out!**

Directions: **From I 40 exit 154 turn South and go to the light. Turn left onto Mocksville Hwy (Hwy 64) and go to the 4th light and turn right onto Bell Farm Rd. Property is on the left.**

Listing Information

DOM: **1** CDOM: **1** Slr Contr:
UC Dt: DDP-End Dt: LTC:
Listed By: **Tarheel Realty II (5595)** Contact: **704-880-8056**

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