

## 76+ Acres, Great Investment Opportunity

**\$ 499,000**



**5198 & 5268 Hudson Chapel Road, Catawba, NC 28609**

**WEB: HudsonChapelRd5198-5268.com**

- » **MLS #:** 3005381
- » Land
- » Country gentry take note! Beautiful farm land 3 miles from I40.
- » Pastures, pond, beautiful property at a great price.
- » Developers take note! Two parcels being sold together for a total of 76.22 acres.
- » City water & sewer available, lays well, 3 miles from I-40.
- » Between two main roads: Highway 10 & Hudson Chapel Road.
- » **Owner financing available.**

QR Code



**Joanie Gardner**  
**(704) 662-2045**  
[joanegardner@charter.net](mailto:joanegardner@charter.net)  
<http://www.joaniegardner.com>



Parcel 1 (5198 & 5268 Hudson Chapel Road, NC 28609)



Parcel 2 (5198 & 5268 Hudson Chapel Road, NC 28609)



Parcel 3 (5198 & 5268 Hudson Chapel Road, NC 28609)



Parcel 4 (5198 & 5268 Hudson Chapel Road, NC 28609)

**"Owner financing available!!!"**

One can build 152 homes within the Catawba city limits with city water and sewer available, some will have mountain views. Mature hardwoods, small pond with stream. Great areas for walking trails on property. Near new school and downtown. Or just build your private Get-a-way, horses welcome.

This land has been priced fairly enough for a developer to put in the required infrastructure and still be able to sell or build on the lots at a reasonable price. The land is ideal with frontage on two main roads for subdivision entrances. City water and sewer lines have been run along both frontage roads to tap into.

Parcel1 is 21+/- acres with approximately 460' of frontage on Hudson Chapel Road. It currently has split zoning of R-A and R-1.

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## Cross Property Client Full

**5268 Hudson Chapel Road, Catawba NC 28609**MLS#: **3005381**Status: **Active**Subdivision: **None**Zoning: **R-1**Legal Desc: **5198 & 5268 Hudson Chapel Road**Category: **Lots/Acres/Farms**Tax Location: **Catawba**Tax Value: **\$403,800**Parcel ID: **378110267296**County: **Catawba**Zoning Desc: **Multiple Use**Deed Reference: **2856/0992**List Price: **\$499,000**General Information

Type: **Acreage**  
 Can be Divided:  
 \$/Acres: **\$6,546.84**

Land Information

Approx Acres: **76.22**  
 Acres Cleared:  
 Acres Wooded:  
 Approx Lot Dim: **76.22 acres**  
 Min Sqft To Build: **0**  
 Prop Foundation:

School Information

Elem: **Unspecified**  
 Middle: **River Bend**  
 High: **Bunker Hill**

Utility/Plan Information

Sewer: **City Sewer**  
 Water: **City Water**  
 Outbuildings: **No**  
 Dwellings: **Yes**  
 Bedrooms Septic:

Additional Information

Prop Fin: **Cash, Conventional, Owner Financing**  
 Publicly Maint Rd:  
 Ownership: **Seller owned for at least one year**  
 Special Conditions: **None**

Features

Exterior Feat: **Pond/Lake, Stream/Creek, Wooded**  
 Suitable Use: **Residential**

Association Information

Subject To HOA: **None** HOA Subj Dues: Assoc Fee: Subject to CCRs:  
 Remarks:

Public Remarks: **Country gentry take note! Beautiful farm 3 miles from I40. Pastures, pond, beautiful property at a great price. Developers take note! 2 parcels (378110267296 & 378109158581) being sold together for a total of 76.22 acres. City water and sewer available, lays well, 3 miles from I-40. Commute to Hickory, Statesville, Mocksville and Winston Salem. Between two main roads: Hwy 10 & Hudson Chapel Road. Owner financing is available.**  
 Directions: **From I-40: Exit 138, South on Hwy 10, Left on Hudson Chapel.**

Listing Information

DOM: **809** CDOM: **1,359** Closed Dt: Slr Contr:  
 UC Dt: DDP-End Date: Close Price: LTC:

Prepared By: Cynthia Jordan

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