



## Small Home & Land For Sale

Link to aerial video: <https://youtu.be/3THJ3tDMQ7s>

A WEST & WOODALL COMPANY



### 3115 Tar River Road, Oxford, NC - \$295,000

Checkout this beautiful +/- 52 acre tract of land located in Granville County. Great location within 30 minutes of Raleigh and Durham. This property is made up of two parcels, one smaller tract with a 1,200 SF home and another larger tract with rolling wooded topography and a large pond. This country retreat would make for a great hunting tract or an excellent renovation project.

- Two parcels totaling 52.23 acres
- 1,200 SF home - 2BR, 1 BA
- Rolling wooded topography and beautiful pond
- Zoning: AR-40

#### Property Description:

- 4.5 AC Tract: Granville Record Number 3065
- 47.73 AC Tract: Granville Record Number 21262

Contact **Graham Storey**

(919) 698-8799

Graham@westandwoodall.com

Contact **Jerry Gambill**

(919) 287-3047

jgambill@pickett-sprouse.com

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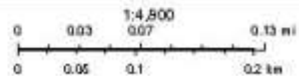
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3115 Tar River Rd flood Hazard

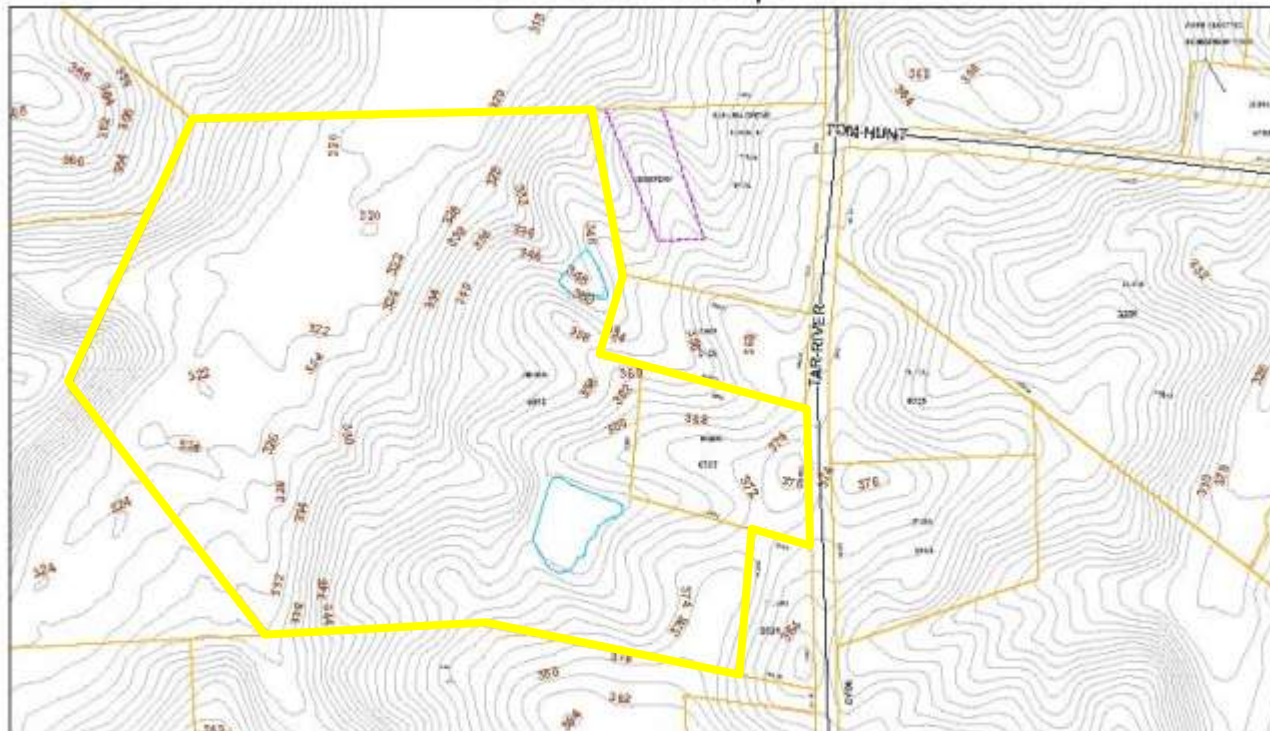


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 AE  
 Parcels  
 Lot Lines  
 Leaders  
 Centerlines  
 Hydro  
 Buildings



3115 Tar River Rd topo



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Parcels  
 Lot Lines  
 Leaders  
 Centerlines  
 Hydro  
 Contours  
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