



MLS #: 10095774      Status: Active

LAND

3517 Chatham Church Road      / Lot#:

Moncure, N 27559

Subd: Not in a Subdivision      / Nghbd:

Special Listing Condition    Standard

**M** DOM: 0      LP: \$250,000  
CDOM: 0      SP:  
Concessions  
Pending Timestamp

Est/Closing Date

Directions

Directions    At Pittsboro roundabout, South on Sanford Rd/Hwy 15-501 S, Right onto Mt. View Church Rd, Left onto Center Grove Church Rd, Stay right onto Johnny Shaw Rd, Left onto Chatham Church Rd, Left onto easement to property. Sign will be at property at the end of easement.

Measurements- Lot

Lot Size: 5.01      Lot Dim: 257x730x278x774  
Approx Lot SqFt: 5

Lot Information

Frontage Len      Water/Sewer Connection Fee  
Cleared Area      Bedrooms Possible  
Wooded Area

Restrictions    None  
Restrictive Covenants YN    No

School Information

El 1: Chatham - Pittsboro      El 2:  
Mi 1: Chatham - Horton      Mi 2:  
Hi 1: Chatham - Northwood      Hi 2:

General Information

Year Built:      New Construction:  
Builder Name:      Ownership:  
Property Leased: No      Lse      Lease Expires:

Public Data, Taxes, Financing

Tax Value: \$0.00      Tax Rate  
Zoning: R-5      Inside City:  
Oil/Gas Rights    No, No  
Severed      Representatio

Features

Outbuilding    No      Road Surface Type    Unimproved      Water Body Name  
Easement Type    Access      Road Frontage Type    Easement, Private Road  
Current Use    Unimproved      Sewer    Perc Test On File  
Utilities    Electricity Available, Water Available

Remarks	
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Public Remarks	An exceptional opportunity to own 5.012 acres of pristine riverfront property on the Rocky River, where nature and tranquility converge. Nestled along the meandering banks of a serene river, this property offers a rare blend of natural beauty and endless potential. Enjoy 278' +/- of private river frontage, with stunning views and the soothing sound of flowing water. Perfect for fishing, kayaking or simply relaxing by the river's edge. With 5.012 acres, the possibilities are endless. Build your dream home, create a private retreat or develop a serene getaway for friends and family. Conveniently located between Pittsboro and Sanford, close to Hwy 64 and US 1 for quick access to Chapel Hill, Apex, Cary, RTP, RDU. Whether you envision a sprawling estate, a weekend retreat or a potential investment opportunity, this property provides the ideal canvas for your dreams. The nearby bridge on Chatham Church Road at the Rocky River to be replaced soon.
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