

**1.45 acres of Residential Land For Sale in Harnett
County, NC!**
1.45 ac Off Titan Roberts Rd
Erwin, NC 28339

\$49,900
1.450± Acres
Harnett County



1.45 acres of Residential Land For Sale in Harnett County, NC!
Erwin, NC / Harnett County

SUMMARY

Address

1.45 ac Off Titan Roberts Rd

City, State Zip

Erwin, NC 28339

County

Harnett County

Type

Undeveloped Land, Lot, Business Opportunity

Latitude / Longitude

35.319292 / -78.722047

Acreage

1.450

Price

\$49,900

Property Website

<https://www.mossyoakproperties.com/property/1-45-acres-of-residential-land-for-sale-in-harnett-county-nc-harnett-north-carolina/112532/>



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Erwin, NC / Harnett County

PROPERTY DESCRIPTION

Looking for a property with enough space to build your dream home and still be in an ideal location? Look no further! Build the home you have always wanted on this beautiful 1.45 acres in Erwin, NC!

Escape the hustle and bustle without giving up convenience! This beautiful 1.45-acre unrestricted tract offers the perfect setting to build your dream home while enjoying the peace and privacy of country living.

Whether you're dreaming of a custom home, a mini homestead, or simply a place to enjoy the peace and quiet of the countryside, this property offers the flexibility to make it your own-without the restrictions of an HOA or restrictive covenants.

Featuring open farmland and plenty of usable space, this property provides the perfect canvas for your future home with room to add a detached workshop, garage, garden, outdoor entertaining area, or all the extras that make a property truly yours. Enjoy the freedom to design and build at your own pace while taking advantage of the privacy and charm that country living has to offer.

Adding even more value, a soil evaluation has already been completed, showing the potential to apply for a septic permit, helping you take the next step toward bringing your building plans to life. Once the current corn crop has been harvested, the property will be ready for its next chapter!

Conveniently located off Titan Roberts Road, this property offers the best of both worlds: peaceful rural surroundings with easy access to nearby amenities. You'll be just 15 minutes from Dunn, 30 minutes from Fayetteville, approximately 45 minutes from Sanford, and about one hour from Raleigh and RDU International Airport, making daily commuting or weekend travel a breeze.

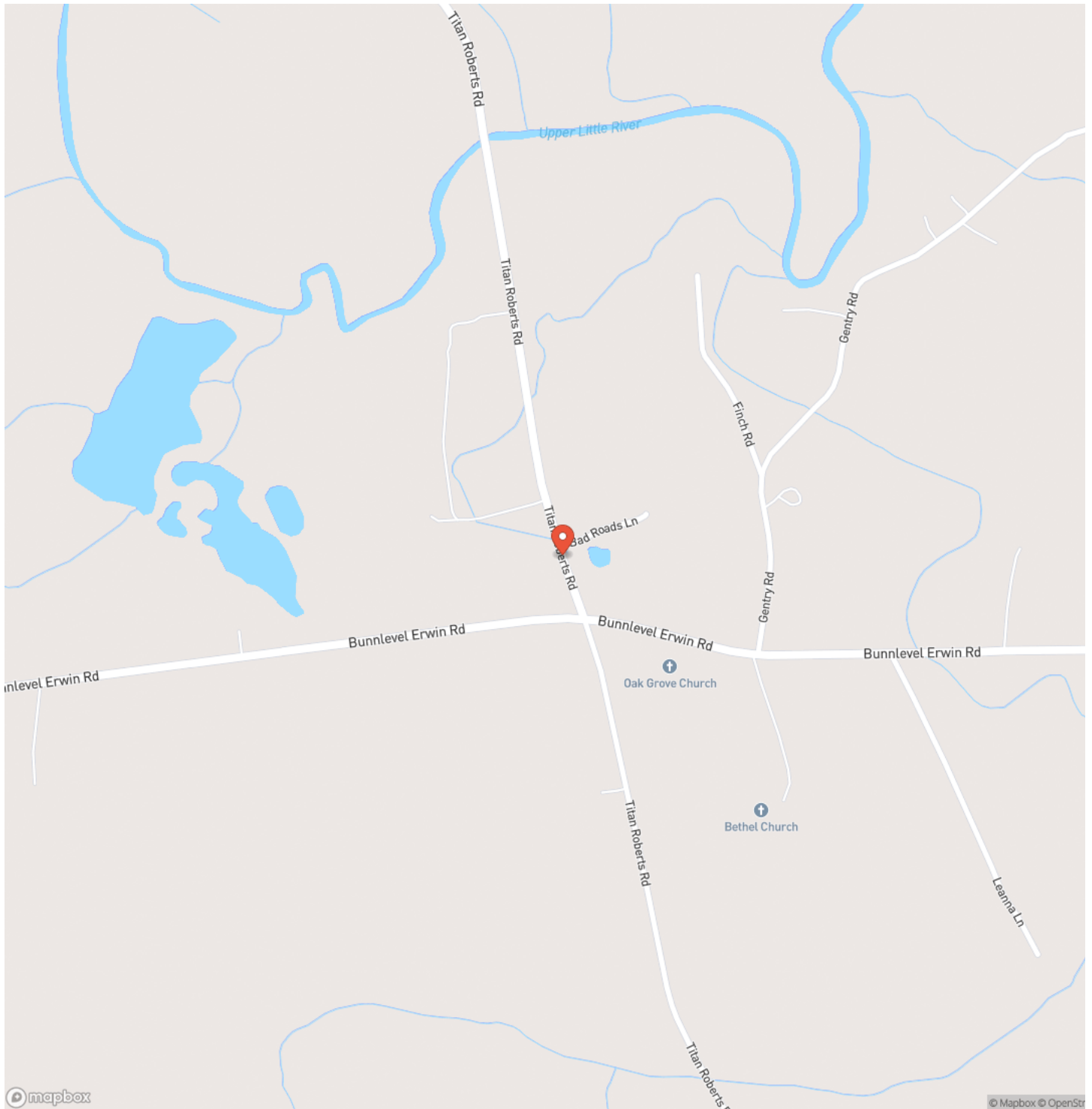
Whether you're a first-time homebuilder, looking to escape the city, or searching for land to invest in for the future, this property presents an exceptional opportunity to own unrestricted acreage in a growing area. Bring your builder, your vision, and your dreams- there's plenty of room to make them a reality!

For more information on this and other land for sale in Harnett County, contact Chase Furlough at [252-505-6893](tel:252-505-6893) or by email at cfurlough@mossyoakproperties.com, or visit landandfarmsrealty.com.

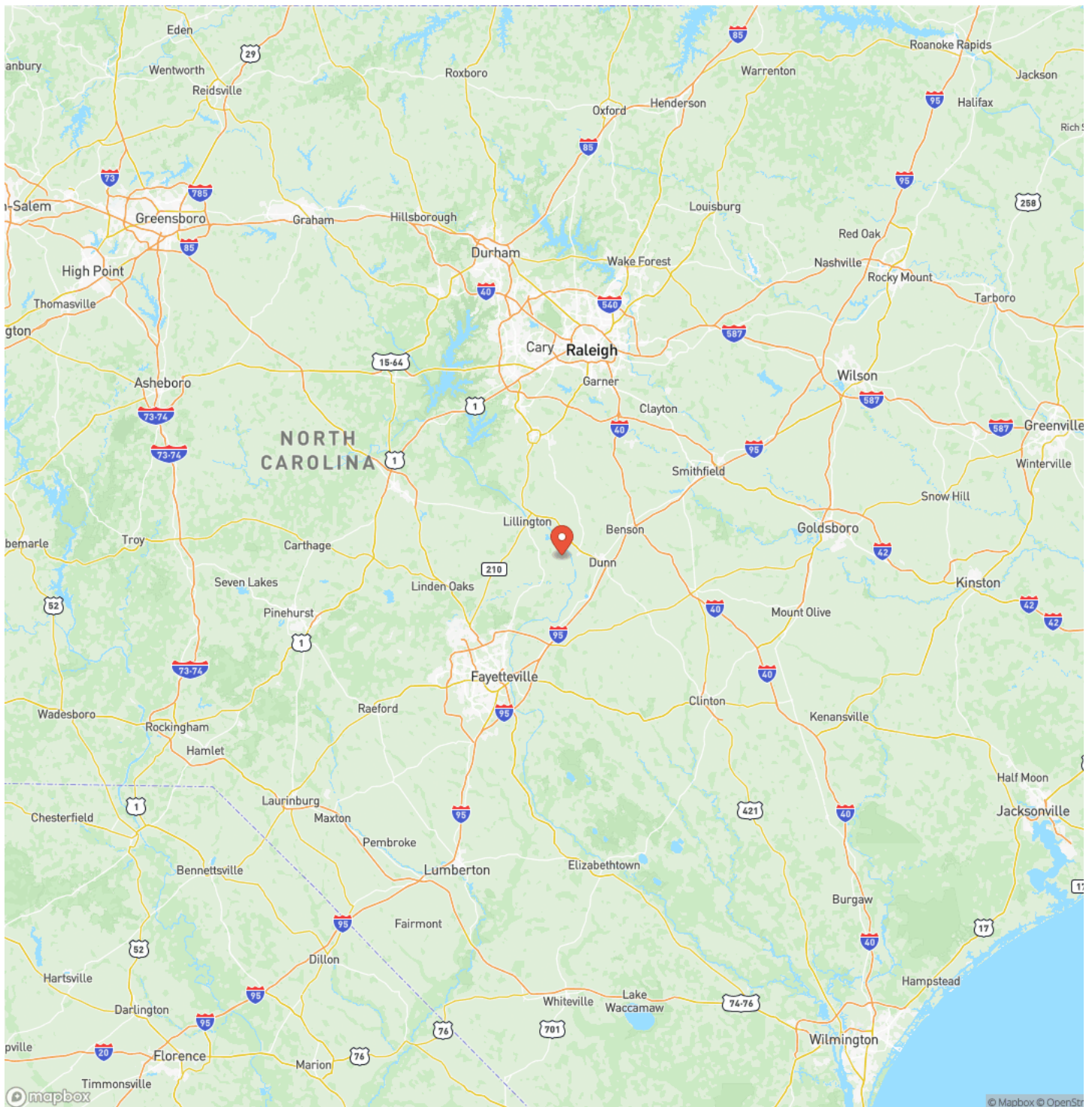
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Locator Map

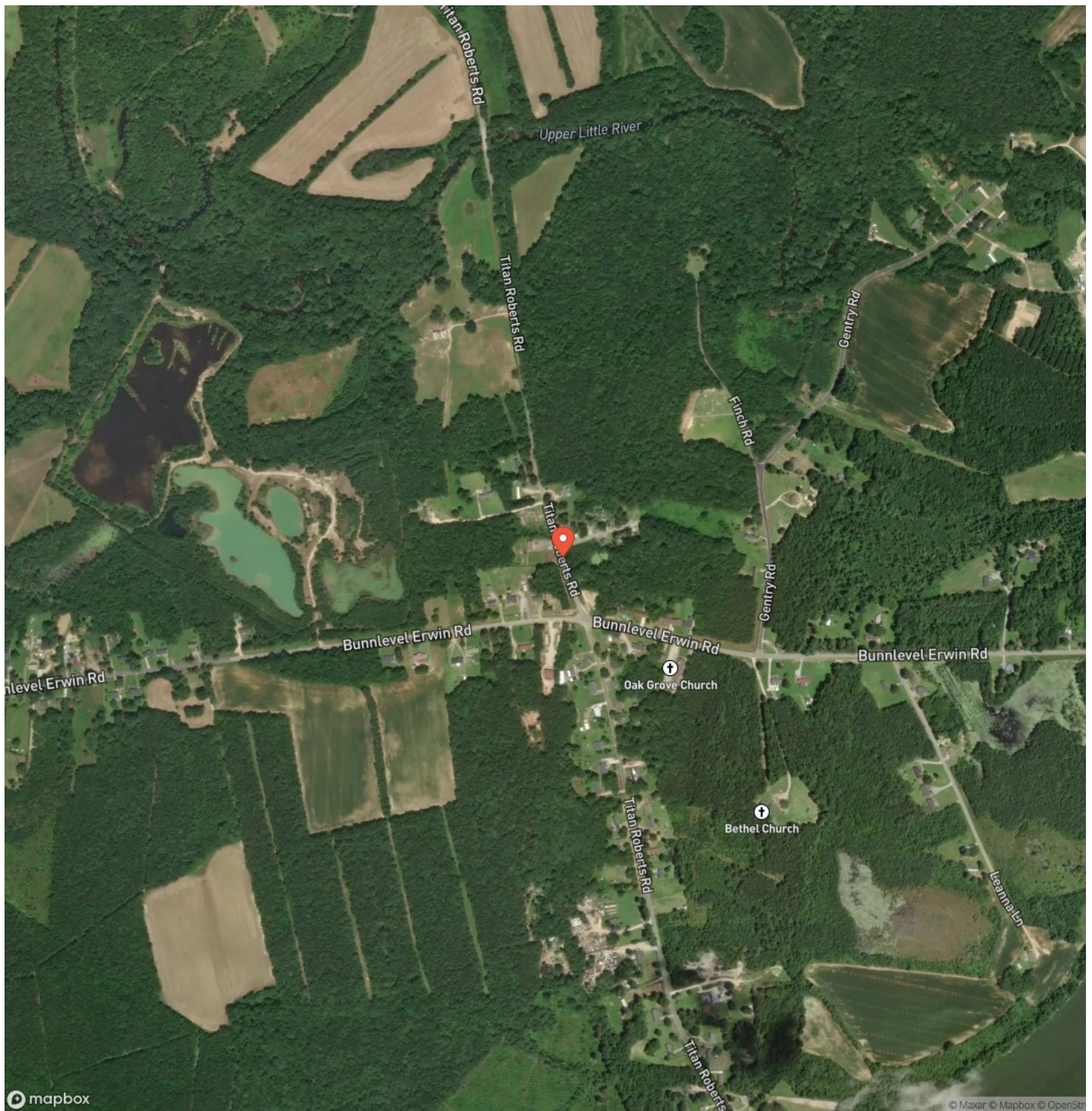


Locator Map



1.45 acres of Residential Land For Sale in Harnett County, NC!
Erwin, NC / Harnett County

Satellite Map



1.45 acres of Residential Land For Sale in Harnett County, NC! Erwin, NC / Harnett County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chase Furlough

Mobile

(252) 505-6893

Office

(844) 480-5263

Email

cfurlough@mossyoakproperties.com

Address

626 Lewis Road

City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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