



\$ 69,900



7113 Shep Royster Rd, Oxford, NC 27565

- » MLS #: 10186454
- » Land | Lot: 45,738 ft² (1.05 acres)
- » More Info: [7113ShepRoysterRd.IsForSale.com](https://www.7113ShepRoysterRd.IsForSale.com)



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Build-ready opportunity in Longview Pines! Lot 1 offers approximately 1.05 acres with an attractive, established pine canopy and ample space for a custom home in a peaceful rural setting. This individually surveyed homesite is shown on a recorded plat, and the seller is currently obtaining soil suitability and driveway approvals. Once approved, a driveway will be installed from Shep Royster Road, and electrical service will be installed at the road for the lot. These planned improvements address several common challenges associated with purchasing undeveloped acreage, helping buyers and builders move more efficiently toward home design, financing, and construction. All approvals and planned improvements are subject to final approval and completion. Buyers should verify intended use, building requirements, utilities, soil suitability, access, and restrictions. Refer to the recorded map for property boundaries and all recorded easements associated with this property.

