



# .61 Acre Lot in Salisbury, NC

Scout Road, Salisbury, NC 28146

Reduced List Price:

**\$12,500**

Original List Price:  
**\$22,500**

*Please note: This lot recently received a negative soil evaluation and is being heavily discounted. You may experience difficulties in building on this lot, however, the location and size of the lot may make it suitable for usage which doesn't require a standard septic system.*

Life's better at the lake - this .61 acre lot in Salisbury, NC is located just inland from High Rock Lake, an easy 5 minute drive to a public water access. A perfectly wooded and private lot with near limitless recreational potential.

**Zoning/Use Description:** RA-3: Residential Agricultural, designed to be the least restrictive, allows for stick built, modular, single and double wide mobile, and tiny homes on permanent foundations. Setbacks: 30' off front, 10' off sides and rear, 20' off easements.

## Property Details:

<b>Parcel Number</b>	500A294
<b>State</b>	North Carolina
<b>County</b>	Rowan
<b>City</b>	Salisbury
<b>Acreage</b>	.61 acres (26,964 sq. ft.)
<b>Access</b>	Public Paved
<b>Terrain</b>	Wooded

<b>Zoning</b>	RA-3
<b>Power</b>	Avail. through Duke Energy
<b>Water</b>	Well, required
<b>Sewer</b>	Septic, required
<b>HOA</b>	Yes
<b>Annual Tax</b>	\$14.39
<b>GPS Coordinates</b>	35.61816543, -80.29368807

Call now to make an offer: (252) 256-7166

