

# Peaceful Perch: Scenic Farm



#6702-#70313-78.6±Acres-\$249,000.00 Welcome to Peaceful Perch!! Located in western Halifax County along Pointer Road, this 78 acre farm offers a plethora of avenues for the future - recreational enjoyment, farming income, or a country home site. You decide what floats your boat. Old home is of no value. Several outbuildings may be useful. The farm has a 1+ acre pond, large area of pasture with shade for cows or horses that could easily be cross fenced, flowing stream through the hardwood bottoms to provide an additional water source, and three wooded blocks that offer mast production, browse, and ideal stand locations. Plentiful wildlife sign throughout the property and agricultural production currently 7 acres of soybeans plus an additional 6+ acres that could join the production circle. Thinking of a charming home site tucked off the road with space to roam; look no further! Seeking that hunting getaway that begs for stands; check the box! Interested in subdividing a couple lots; plenty of road frontage and 3 tax parcels already exist! Peaceful Perch is the epitome of a generational farm moving to the next chapter of life. Will you be the beneficiary of this rare offering? The time is now to take advantage!

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