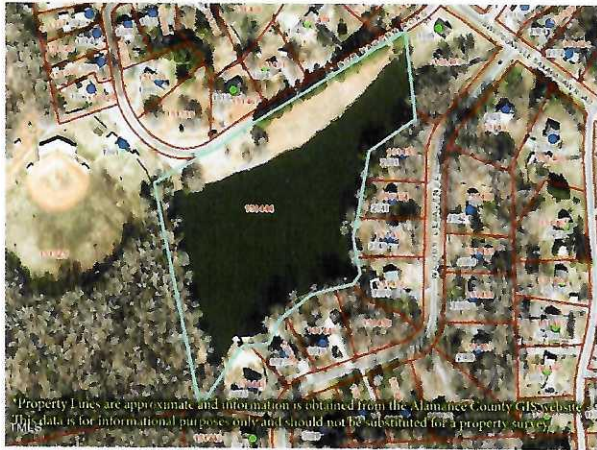


# Bob Vaughn Road, Graham, North Carolina 27253

UNILAN 10036617 Active  
Vacant Land

0 Bob Vaughn Rd Graham, NC 27253

\$200,000



**County:** Alamance  
**Subdv:** Not in a Subdivision  
**Neighborhood:**  
**Style:**  
**Beds:**  
**# Sites:**  
**Lot #:**  
**Elementary:** Alamance - Alexander Wilson  
**High:** Alamance - Southeast Alamance  
**Deed Bk/Pg:**  
**Zoning:**  
**Owner Name:** Jessica Marie Conlon

**Area:**  
**List Price:** \$200,000  
**Map Grid:**  
**GPIN#:** 8892351881  
**Tax Value:** \$89,104  
**Tax Year:** 2024  
**Middle:** Alamance - Hawfields  
**Plat Bk/Pg:**  
**Acres:** 9.26

## General Information

**Tax Rate:** **Total Tax:** \$438.39  
**Lot SqFt:** **Lot Shape:** **Lot Dim:** See Survey

## Features

**Water:** See Remarks  
**Septic/Sewer:** None  
**Utilities:** See Remarks  
**RoadFrnt Type:** Private Road  
**Road Resp:** Private Maintained Road  
**Vegetation:** Other  
**View:** Pond

## Remarks

**Directions:** I-40/I-85 to Exit 147 toward Pittsboro - Left onto Swepsonville Road - Right onto Bob Vaughn Road  
**Public:** Opportunity for a lake front home, possibly two, located in the Town of Swepsonville, Southern Alamance County. Swepsonville is within commuting distance to Raleigh, Durham, Chapel Hill, Liberty and Asheboro., Total of 9.26 Acres- includes the lake. Land area of the lots 1 & 2 is APPROXIMATELY 1.9 acres. It is Reasonably probable, with annexation into the Town of Swepsonville, that public water and sewer is available. Bob Vaughn Road is a private road with no road maintenance agreement. The town park, the existing ball field area, is being considered for expansion with riverfront walking trails, playground and pickle ball courts.



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