

MUNDY FARMS

2557 Beth Haven Church Road,
Denver, NC 28037

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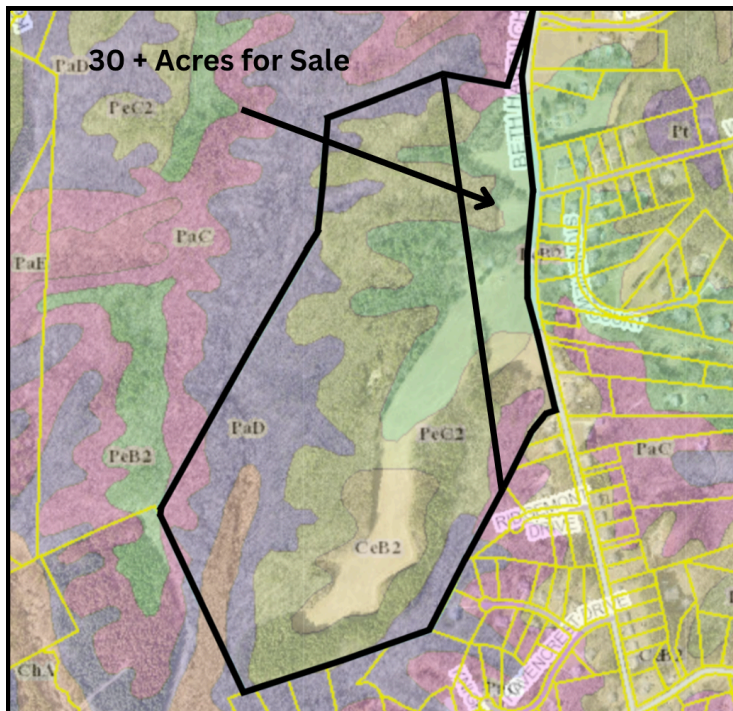
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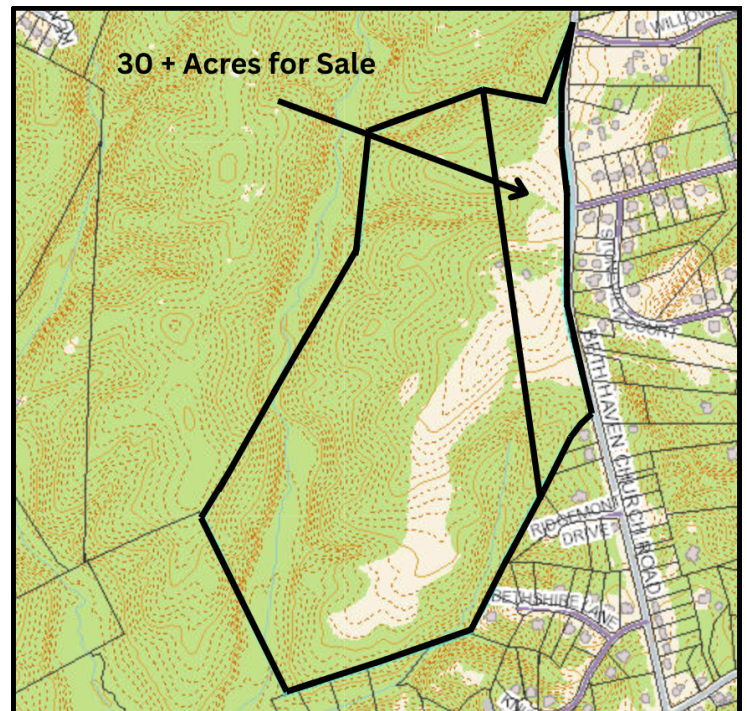
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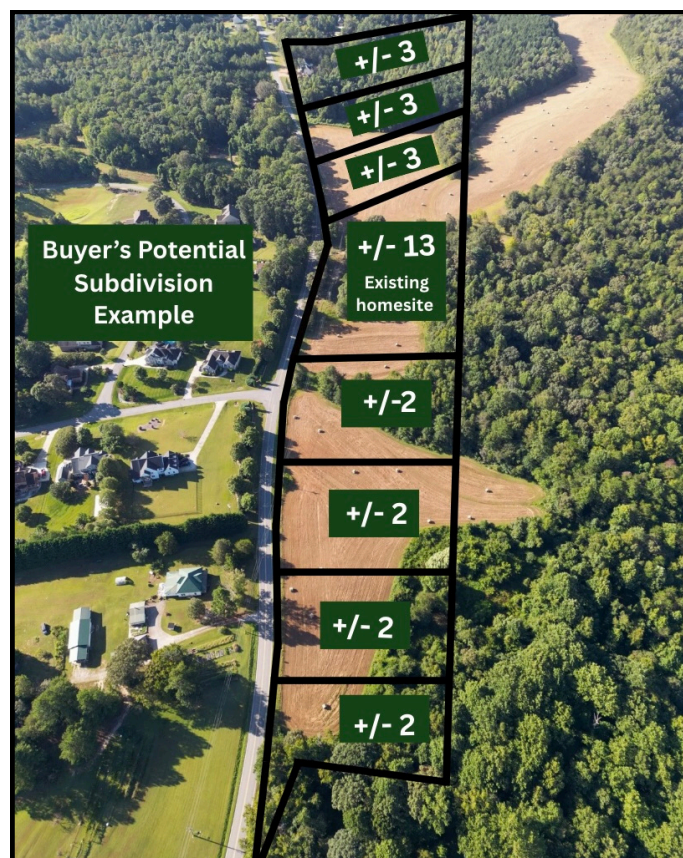
Mundy Farms features 30+ acres of a beautiful blend of wooded and open areas, offering both privacy and wide-open potential. With roughly 2,780 feet of road frontage, the property provides multiple access points and strong visibility, making it well-suited for a subdivision or a private estate. The mix of pastureland and mature trees creates a versatile setting that combines natural beauty with development opportunity.



Soil Map



Topography Map



Sellers will reserve a fee-owned 15-foot access area to provide ingress and egress to the rear acreage (138+/- acres), with the location negotiable. The access area may be placed between lots if the property is subdivided, or along the boundary line if kept as a single tract. The land directly behind the property will be protected by a conservation easement, ensuring lasting privacy and a natural buffer for future owners or developers.



The property includes an old house and barn, both built in the 1960s. A well, septic system, and electricity service exist on site, though all are outdated and will require evaluation, upgrades, or replacement.

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- **Zoning:** R-SF (Residential – Single Family)
- **Subdivision Potential:** Minimum $\frac{3}{4}$ acre lots | One primary residence per lot
- **Road Access:** Roughly 2,780 feet of publicly maintained road frontage
- **Structures:** 1960's old house and barn on site
- **Agriculture:** Active cropped field lease – crops at time of closing remain with farmer
- **Easement:** A land trust will hold a 15' fee-owned access area for ingress/egress (location negotiable)
- **Conservation:** Back acreage is being placed under a conservation easement, protecting natural surroundings and ensuring lasting privacy



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