36.29 acres of agricultural and recreational land for sale in Chowan County, NC!
Off Sandy Ridge Road
Tyner, NC 27980

$262,000
36.29± Acres
Chowan County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
Off Sandy Ridge Road

City, State Zip
Tyner, NC 27980

County
Chowan County

Type
Recreational Land, Undeveloped Land, Timberland, Lot

Latitude / Longitude
36.2076 / -76.6226

Acreage
36.29

Price
$262,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Highly productive farmland with fertile soils, this versatile tract offers proven crop ground, abundant deer and turkey, and exceptional privacy. Just minutes from historic Edenton's charming downtown and waterfront, it combines farming income, recreational value, and long-term investment potential in one outstanding property. Call John Perez at 252-325-4766 to schedule a showing today!

Located in the heart of Tyner in Chowan County, this exceptional property combines highly productive farmland with outstanding homesite recreational, and long-term investment potential. Set in one of the county's most respected agricultural areas, the land features fertile Coastal Plain soils and a long growing season that consistently support strong yields and dependable production.

The farm is built primarily on productive Icaria fine sandy loam soils, offering an ideal balance of drainage and moisture retention - well suited for high-yield row crops with reduced drought risk. The region is widely known for successful production of peanuts, cotton, soybeans, corn, and quality forage crops, supported by generations of proven farm stewardship. The property was planted in corn this past year and is well positioned for continued agricultural use.

Beyond its farming value, this tract offers outstanding versatility. With abundant wildlife including deer and turkey, it also serves as an excellent recreational property for hunting and outdoor enjoyment. A wide timber buffer and a 30-foot deeded easement provide exceptional privacy and seclusion off the main road. An additional adjacent wooded parcel of approximately three-quarters of an acre is included, creating a potential ideal, separate homesite location without impacting the prime tillable acreage - perfect for a private residence, equestrian setup, or homestead farm.

The area's mild climate, reliable rainfall, and proximity to the Chowan River and Albemarle Sound further enhance both agricultural reliability and lifestyle appeal. With limited development pressure and a strong farming heritage, land in this area continues to demonstrate lasting value and stability - making this property a smart choice for both current use and future appreciation.

Adding to its appeal, the property is just 15-20 minutes from Edenton, one of eastern North Carolina's most charming historic towns. Buyers can enjoy easy access to a beautiful historic downtown and quaint waterfront, along with local shops, dining, healthcare, boating, and year-round community events - all while returning home to the peace and space of the countryside. It's a rare combination of privacy, productivity, recreation, and convenience.

For more information on this and other land for sale in Chowan County, contact John Perez at 252-325-4766 or by email at jperez@mossyoakproperties.com, or visit landandfarmsrealty.com.





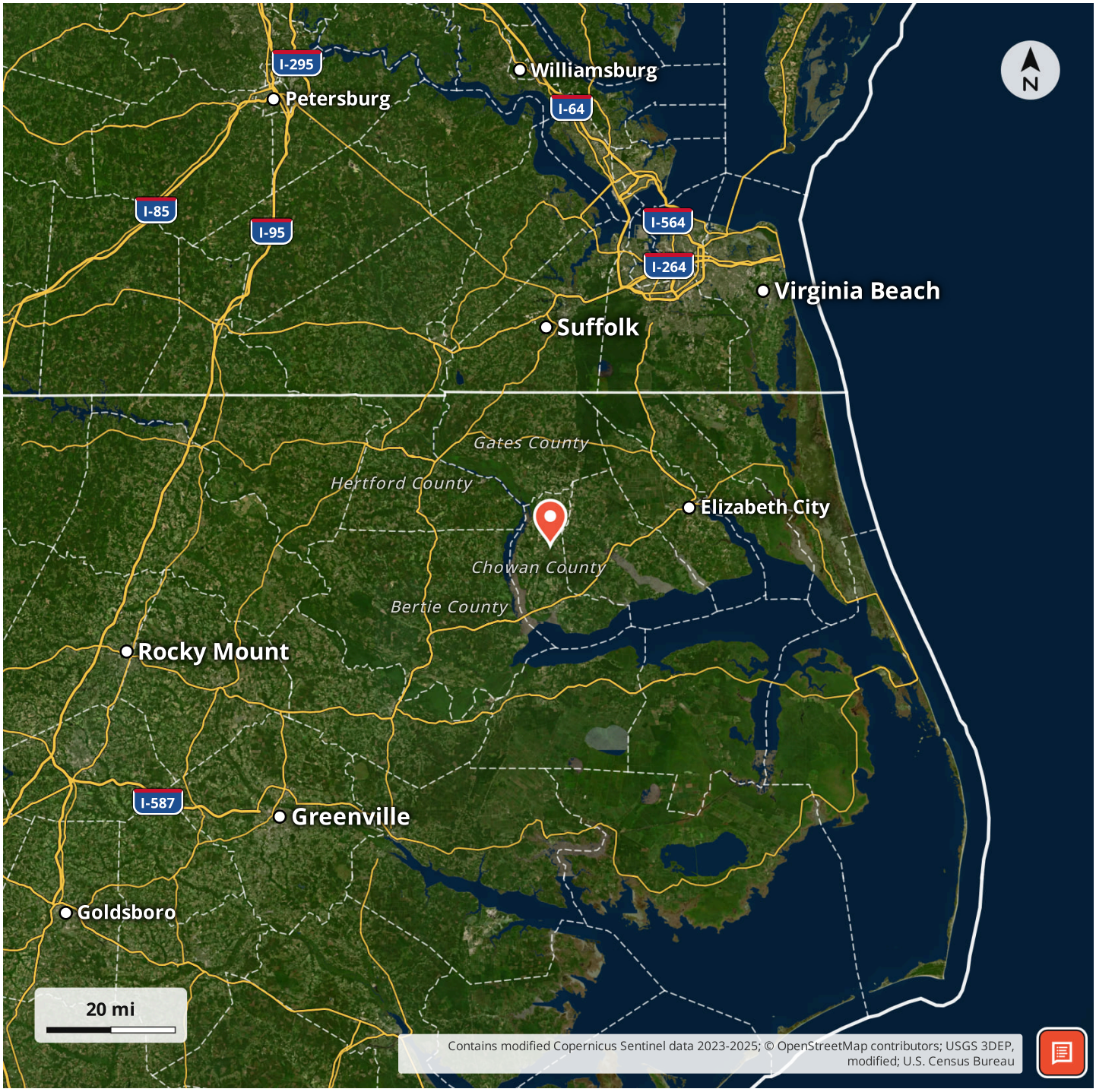




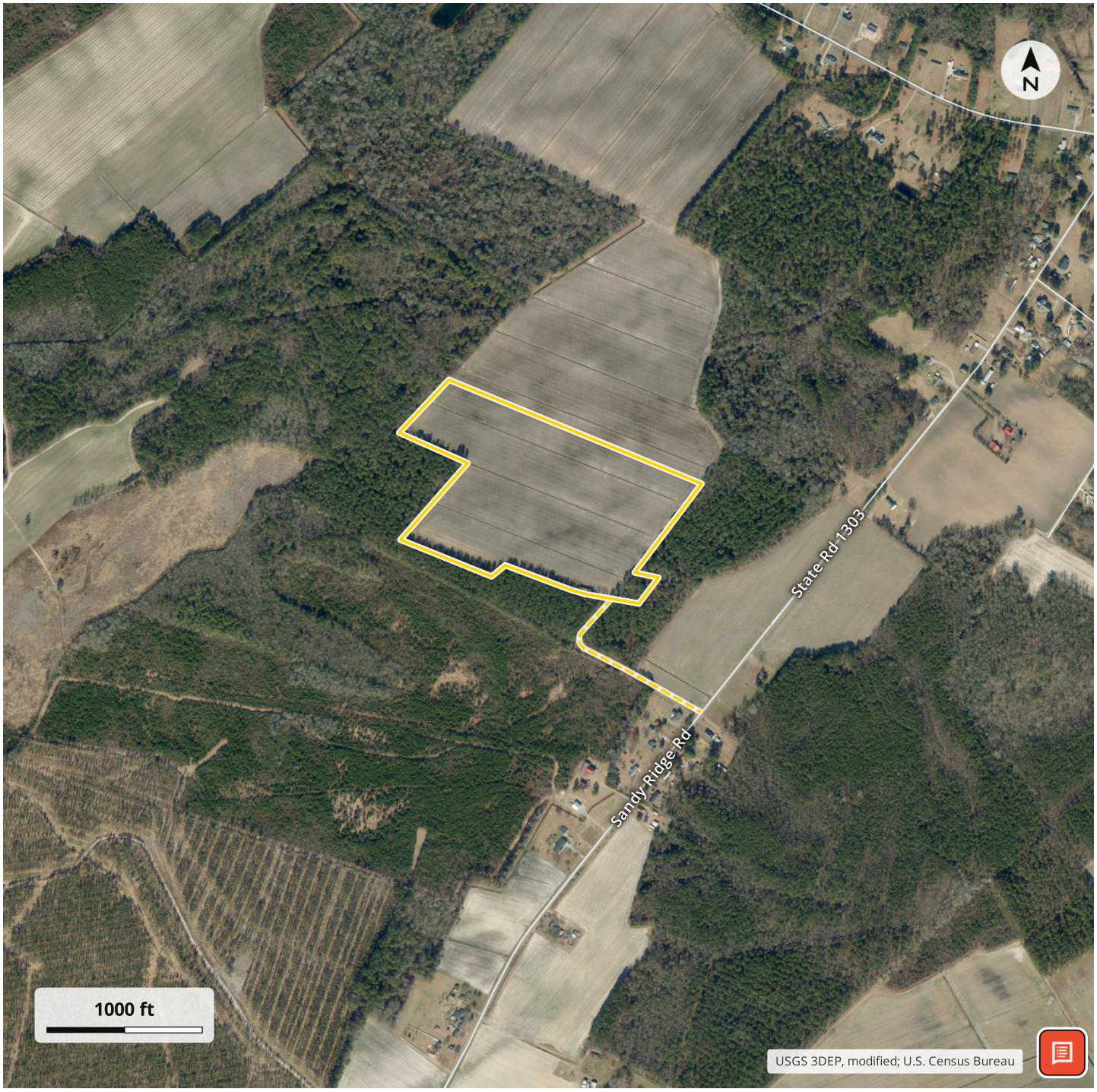




Regional Map



Locator Map


N
State Rd 1303
Sandy Ridge Rd
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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