

**UNDER CONTRACT!! 50 acres of Recreational
Timberland with Ponds For Sale in Harnett County NC!
02 Titan Roberts Rd
Erwin, NC 28339**

\$199,900
50± Acres
Harnett County



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Erwin, NC / Harnett County**

SUMMARY

Address

02 Titan Roberts Rd null

City, State Zip

Erwin, NC 28339

County

Harnett County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land, Timberland, Lot, Business Opportunity

Latitude / Longitude

35.304218 / -78.712844

Acreage

50

Price

\$199,900

Property Website

<https://www.mossoakproperties.com/property/under-contract-50-acres-of-recreational-timberland-with-ponds-for-sale-in-harnett-county-nc-/harnett/north-carolina/110375/>



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PROPERTY DESCRIPTION

Discover 50 acres of recreational land in Harnett County featuring approximately 6 acres of ponds stocked with largemouth bass, bream, perch, and crappie. Located off Titan Roberts Road near Erwin, this property offers outstanding fishing, hunting, privacy, and long-term investment potential in one of North Carolina's fastest-growing regions. Perfect for a weekend retreat, recreational property, or future legacy investment.

Located southwest of Erwin off Titan Roberts Road, this exceptional 50-acre tract offers a rare combination of recreational enjoyment, hunting opportunities, and long-term investment potential in one of North Carolina's fastest-growing regions. With approximately 22 acres of naturally regenerated woodland and nearly 6 acres of private ponds, this property provides the ideal setting for outdoor enthusiasts, investors, and those seeking a private escape from the hustle of everyday life.

The property's most unique feature is its collection of ponds that were originally created during a former mining operation. Over the years, these ponds have transformed into outstanding freshwater fisheries and now support healthy populations of largemouth bass, bream, perch, and crappie. Whether you enjoy casting from the bank, fishing from a small boat, or simply relaxing by the water, these ponds create a recreational amenity that is difficult to find on properties of this size. The combination of open water, wooded surroundings, and abundant wildlife creates a setting that feels much larger than its acreage.

The remainder of the property is covered primarily in naturally regenerated timber, providing excellent habitat for whitetail deer, wild turkey, and a variety of small game species. Thick bedding cover, natural browse, and the nearby mix of agricultural and timberland landscapes help support healthy wildlife populations throughout the area. Hunters will appreciate the ability to establish multiple stand locations while enjoying the privacy and seclusion offered by the property's wooded terrain.

Located within the Cape Fear River Basin region, this area is well known for its strong wildlife populations and diverse outdoor recreation opportunities. The ponds also attract migratory waterfowl and other wildlife, adding another layer of recreational value for nature enthusiasts and sportsmen alike.

Beyond its recreational appeal, this property represents an attractive land investment opportunity. Harnett County continues to experience substantial residential, commercial, and industrial growth due to its strategic location between the Raleigh-Durham market and Fayetteville. As growth continues to push outward into surrounding rural areas, quality recreational tracts with water features are becoming increasingly difficult to find.

Despite its private setting, the property remains conveniently located near Erwin, Dunn, Lillington, and major transportation corridors, allowing for easy access while maintaining the peace and quiet that landowners desire. Whether you're searching for a hunting retreat, a private fishing getaway, a future homesite, or a long-term investment, this versatile 50-acre property offers an outstanding opportunity to own a unique piece of Harnett County.

Properties that combine quality fishing ponds, productive wildlife habitat, privacy, and investment potential rarely come available. This is a chance to enjoy the outdoors today while investing in the future of one of North Carolina's most dynamic regions.

For more information on this and other land for sale in Harnett County, contact Chase Furlough at [252-505-6893](tel:252-505-6893) or by email at cfurlough@mossyoakproperties.com, or visit landandfarmsrealty.com.



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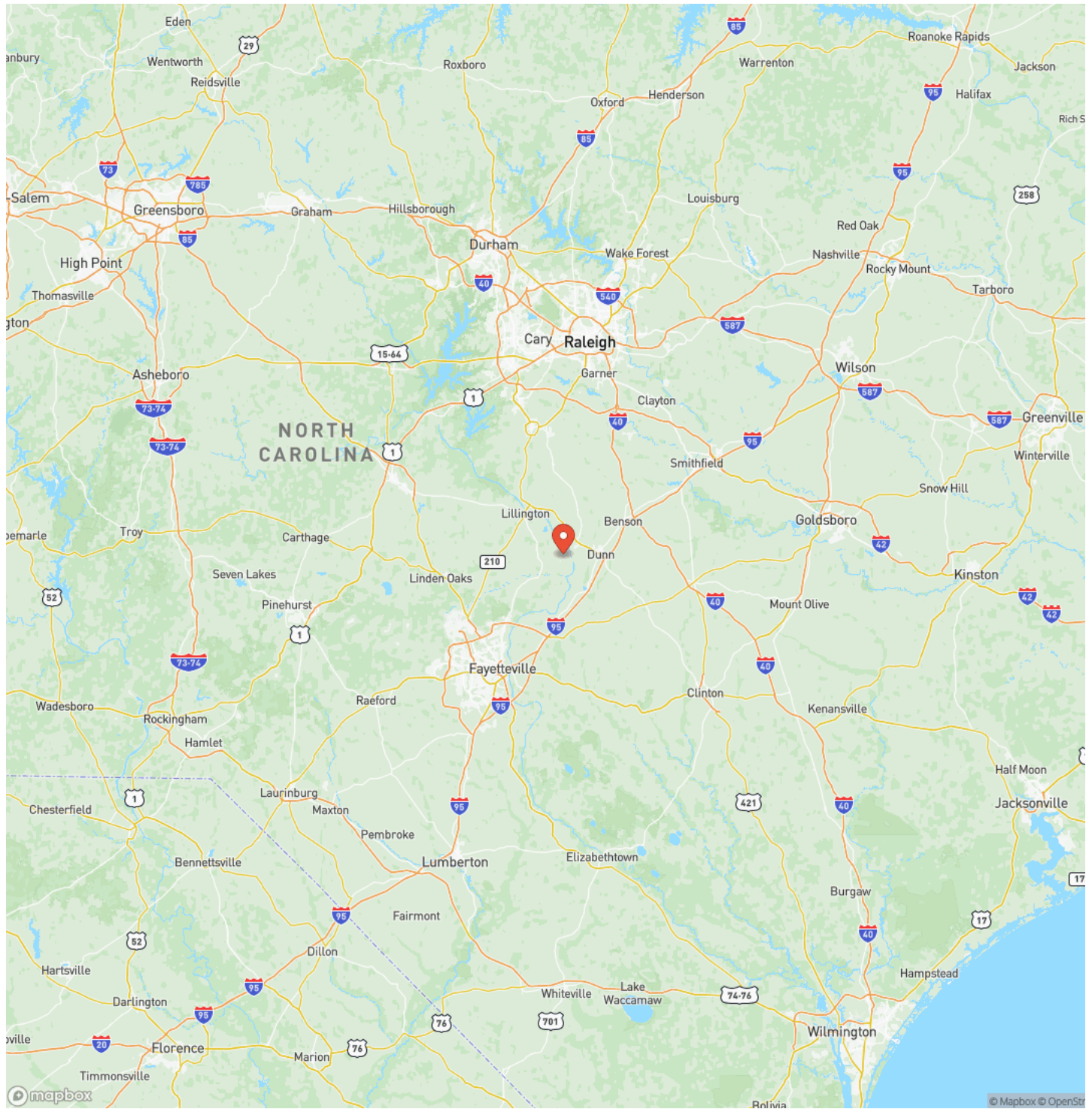
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Locator Map



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Satellite Map



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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