

**UNDER CONTRACT!! 45 acres of Recreational
Timberland For Sale in Harnett County NC!
01 Titan Roberts Rd
Erwin, NC 28339**

\$249,900
45± Acres
Harnett County



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Erwin, NC / Harnett County**

SUMMARY

Address

01 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

35.305866 / -78.714717

Acreage

45

Price

\$249,900

Property Website

<https://www.mossoakproperties.com/property/under-contract-45-acres-of-recreational-timberland-for-sale-in-harnett-county-nc-/harnett/north-carolina/110401/>



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PROPERTY DESCRIPTION

Discover 45 acres of naturally wooded land in Harnett County offering outstanding deer, turkey, and waterfowl hunting opportunities. Located off Titan Roberts Road southwest of Erwin, this tract combines privacy, wildlife habitat, and strong long-term investment potential in one of North Carolina's fastest-growing regions. Ideal for recreation, timber management, a future homesite, or a weekend retreat.

Located southwest of Erwin off Titan Roberts Road, this 45-acre tract offers an excellent opportunity for buyers seeking a private recreational retreat, hunting property, or long-term land investment in one of North Carolina's fastest-growing regions. Covered primarily in naturally regenerated timber, the property provides a secluded setting with a diverse landscape that supports a variety of wildlife and outdoor activities.

The majority of the tract consists of young to mid-aged natural woodland, creating excellent bedding cover and security habitat for deer, wild turkey, and other native wildlife. Thick natural growth throughout the property provides ideal travel corridors and feeding areas, making it attractive to hunters and wildlife enthusiasts alike. On the western side of the property, a natural run creates a low-lying wet area that holds water seasonally and serves as a potential waterfowl hunting location. This feature adds habitat diversity that is increasingly difficult to find on smaller recreational tracts in the region.

The property's location places it within the Cape Fear River Basin, an area known for its abundant wildlife resources, healthy forest ecosystems, and strong populations of whitetail deer, wild turkey, wood ducks, and other migratory waterfowl. The surrounding landscape of timberland, agricultural fields, and natural drainages creates the type of habitat mix that consistently produces quality hunting opportunities throughout the year. ([NC Wildlife](#))

Beyond its recreational value, this tract also offers significant long-term investment potential. Harnett County continues to experience strong population growth and economic expansion due to its strategic location between the Raleigh-Durham region and Fayetteville. Recent public and private investments, including new industrial and employment centers throughout the county, continue to drive demand for land and rural properties. Harnett County has grown substantially over the past decade and remains one of the fastest-growing areas in central North Carolina. ([Harnett County Economic Development](#))

Despite its private setting, the property enjoys convenient access to Erwin, Dunn, Lillington, and major transportation corridors, making it easy to reach while still offering the peace and quiet that rural landowners seek. Whether you're looking for a hunting property, weekend getaway, future homesite, timber investment, or a place to enjoy the outdoors with family and friends, this versatile 45-acre tract offers the rare combination of recreation, privacy, wildlife habitat, and future appreciation potential.

Opportunities to purchase affordable recreational land in this rapidly growing area are becoming increasingly limited. This property is well-positioned to provide both immediate enjoyment and long-term value for years to come.

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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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