

35.08 acres of Pasture and Timber Land with multiple Ponds For Sale just outside Washington City Limits in Beaufort County, NC!
Off Smaw Road
Washington, NC 27889

\$249,800
35.080± Acres
Beaufort County



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Washington, NC / Beaufort County

SUMMARY

Address

Off Smaw Road

City, State Zip

Washington, NC 27889

County

Beaufort County

Type

Recreational Land, Undeveloped Land, Hunting Land

Latitude / Longitude

35.539764 / -77.018596

Acreage

35.080

Price

\$249,800

Property Website

<https://www.mossyoakproperties.com/property/35-08-acres-of-pasture-and-timber-land-with-multiple-ponds-for-sale-just-outside-washington-city-limits-in-beaufort-county-nc-beaufort-north-carolina/69425/>



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PROPERTY DESCRIPTION

For immediate assistance with this listing call Chase Furlough at [252-505-6893](tel:252-505-6893).

Have you been looking for a large residential homesite or a excellent investment property on the outskirts of city limits? This 35.08 acre tract consists of over 12 acres of cleared land, 5+ acres of natural timber land and 4 beautiful ponds that were stocked with various species of fish? The triangular tract on Smaw Rd has access to tap into city sewer and water, as well as natural gas and fiber optic lines! As well as just minutes from all the amenities of Washington NC this vacant lot has NO HOA, covenants, or deed restrictions to tell you what you can or can't do on your property! Call Chase Furlough at [252-505-6893](tel:252-505-6893) to schedule a showing today!

Welcome to this stunning 35.08-acre property located just off Smaw Rd, just outside the city limits of Washington, NC, in Beaufort County. This spacious property offers a perfect blend of tranquility and convenience, making it an ideal location to build your dream home.

Property Highlights:

- Size: Approximately 35.05 acres, including 14.7 acres of pastureland that would be the perfect location for a custom homesite, 5+ acres of natural timberland, and a picturesque view of 4 separate ponds with the largest being 5 acres! This parcel is split up into 3 tracts: Tract 1: 0.94 acres; Tract 2: 16 acres; Tract 3: 17.5 acres
- Utilities: City Water and sewer, as well as natural gas and fiber optics, are available to the portion of the property on Smaw Rd - contact the listing agent for details on the process, costs, and availability of other utilities.
- Access: There is about 295 feet of total road frontage with Tracts 2 and 3 having a 50 feet deeded easment for ingress, egress, and utilities that leads you down a well built path for easy access to the property and ponds
- Zoning: This property is currently zoned RA-20 and has the potential for development if one was interested. This property is situated within the City of Washington's ETJ zone, which allows for a single-dwelling tract that is stick-built or a modular homes with no minimum size restrictions. Mobile homes are not permitted. For more information, contact the local planning and zoning department.
- Flood Zone: Property is NOT located within any flood zone.

Prime Location:

Enjoy the peace of what feels like rural country living while being just minutes away from essential amenities:

- 1 mile to Food Lion and a gas station
- 1.6 miles to ECU Health Beaufort Hospital
- 2.5 miles to Washington's beautiful downtown waterfront
- 3.1 miles to Walmart

This property offers the perfect opportunity to design a homestead that suits your lifestyle. Whether you envision a charming farmhouse overlooking the pond or a modern retreat surrounded by nature, the possibilities are endless.

****Note:** Please consult the listing agent for details regarding surveys, city water hookup, and other utilities.

Don't miss this chance to own a piece of paradise in a prime location. Contact us today for more information or to schedule a visit!

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



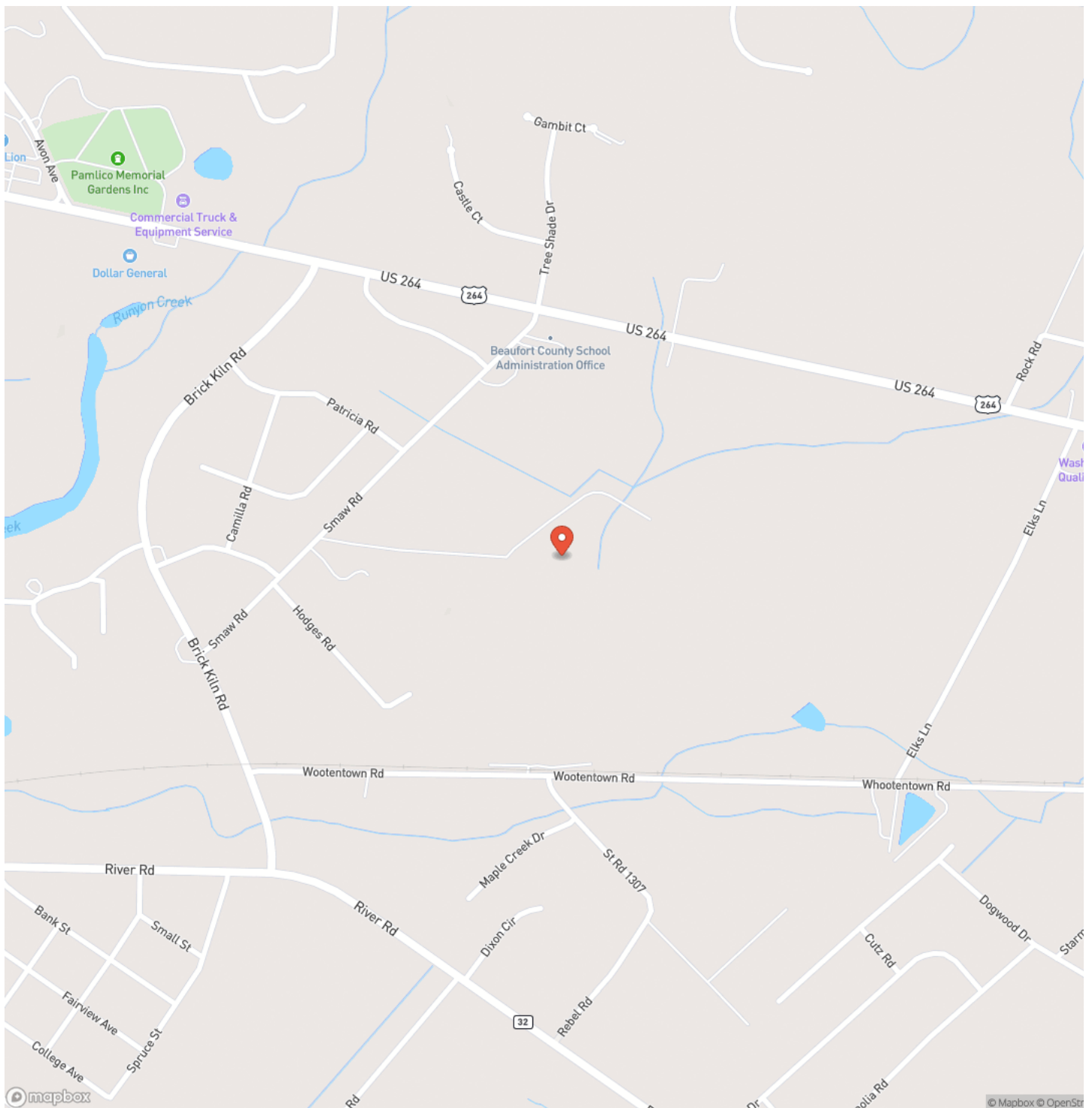
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Locator Map





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Satellite Map



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Mossy Oak Properties Land and Farms Realty
101 Budleigh Street, Suite F
Manteo, NC 27954
(844) 480-5263
www.landandfarmsrealty.com

