

**72 acres of Pastureland and Recreational Land For Sale
in Chowan County NC!**
431 Icaria Rd
Tyner, NC 27980

\$549,900
72± Acres
Chowan County



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Tyner, NC / Chowan County**

SUMMARY

Address

431 Icaria Rd

City, State Zip

Tyner, NC 27980

County

Chowan County

Type

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

Latitude / Longitude

36.255317 / -76.625171

Acreage

72

Price

\$549,900

Property Website

<https://www.mossoakproperties.com/property/72-acres-of-pastureland-and-recreational-land-for-sale-in-chowan-county-nc-chowan-north-carolina/100074/>



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PROPERTY DESCRIPTION

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

72 Acres of Prime Hunting and Farmland with Duck Swamp Near Tyner in Chowan County. This unique property offers 36 acres of productive farmland/pastureland planted in Bermuda Hay, 34 acres of timber and duck habitat along Indian Creek near the Chowan River, plus two large steel buildings ideal for equipment storage, a hunting camp, or a potential barndominium. Call Chase Furlough at [252-505-6893](tel:252-505-6893) to schedule a showing today!

Located in the quiet countryside of Chowan County just outside the small farming community of Tyner, this 72-acre property on Icaria Road offers a rare mix of farmland/pastureland (planted in Bermuda Hay), timber, wildlife habitat, and water access. The land sits in a well-known outdoor region near the Chowan River, with the back of the property bordering a swamp along Indian Creek that eventually feeds into the river system. This setting creates excellent habitat for waterfowl, deer, turkey, and other wildlife that thrive in the farm and swamp environment of northeastern North Carolina.

Approximately 36 acres of open tillable pastureland sit toward the front portion of the property. These fields are level and easy to work, making them ideal for farming, food plots, pasture, or building a private country homesite. Being planted in Bermuda Hay it is already set up to be exceptional pastureland or used to harvest hay for income. The soils in this area are commonly sandy loam and silt loam soils that formed from old coastal sediments. These soils are known for being productive and workable and are widely used for crops such as corn, soybeans, and peanuts that are commonly grown throughout Chowan County. Some areas also contain somewhat poorly drained soils that help hold moisture and support healthy crop growth across the Coastal Plain.

The remaining approximately 34 acres are in mature timber and swamp habitat, creating excellent cover for wildlife. The wooded section transitions into a natural swamp along Indian Creek where cypress, gum, and other wetland trees grow in the rich soils typical of creek bottoms in this region. These swamp areas often hold shallow water and thick vegetation that provide outstanding habitat for ducks and other waterfowl. The mix of nearby farmland, creek bottoms, and the nearby Chowan River system makes this property especially attractive for duck hunting, with natural travel paths for wood ducks and other migratory birds moving through the Albemarle region each season.

One of the most unique features of the property is the presence of two brand new 50-foot by 100-foot red iron steel shelters and the area under the shelters has been rocked as a base for the shelters. These large structures provide immediate covered storage for farm equipment, tractors, boats, or hunting gear. Because of their size and strong construction, they could easily be enclosed to create fully finished buildings, workshops, or even potentially converted into a barndominium-style living space with the right improvements.

This property offers the best of eastern North Carolina land ownership - productive farmland, valuable timber, strong wildlife habitat, and water nearby for fishing and hunting. Whether you are looking for a private country homesite, a hunting retreat, or an investment property with multiple uses, this tract provides space, improvements, and natural beauty in one of the most desirable outdoor areas of northeastern North Carolina.

For more information on this and other land for sale in Chowan 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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Tyner, NC / Chowan County



Locator Map



Locator Map



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.



Mossy Oak Properties Land and Farms Realty
101 Budleigh Street, Suite F
Manteo, NC 27954
(844) 480-5263
<https://www.mossoakproperties.com/>

