

**96.86 Acres of Timberland & Hunting Land for Sale in
Gates County, NC!**
SR 1217
Gates, NC 27937

\$199,000
96.86± Acres
Gates County



96.86 Acres of Timberland & Hunting Land for Sale in Gates County, NC!
Gates, NC / Gates County

SUMMARY

Address

SR 1217

City, State Zip

Gates, NC 27937

County

Gates County

Type

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

Latitude / Longitude

36.481592 / -76.792321

Acreage

96.86

Price

\$199,000

Property Website

<https://www.mossyoakproperties.com/property/96-86-acres-of-timberland-hunting-land-for-sale-in-gates-county-nc-gates-north-carolina/117783/>



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PROPERTY DESCRIPTION

This Gates County property offers young cutover timber, excellent wildlife habitat potential, and an existing access path for hunting and land management. Ideal for outdoorsmen, wildlife enthusiasts, and timber investors looking for a large recreational tract with future timber and rural homesite potential.

If you are looking for a large tract of land with excellent potential for hunting, wildlife management, and future timber investment, take a look at this 96.86-acre property located off SR 1270 (Rooks Road) outside Gates, NC. This rural Gates County tract offers privacy, acreage, and the opportunity to shape the property to fit your goals.

The timber was recently harvested, and the property has not been replanted, creating a very young cutover with natural regrowth already developing. For outdoorsmen, this stage of growth can provide excellent habitat for whitetail deer, turkey, and other wildlife by creating areas for bedding, browse, and security. The property could also be managed over time with food plots, wildlife openings, shooting lanes, and strategically maintained trails.

A path runs through the property and provides access into the tract, making it easier to hunt, explore, and manage the land. For a timber investor, the young cutover provides a blank slate to establish and manage a future timber stand from the early stages of growth.

Approximately 2.7 acres show soils that could potentially be suitable for a septic system, offering the possibility for a rural homesite, hunting cabin, or recreational retreat. Septic suitability should be confirmed through the appropriate county evaluation.

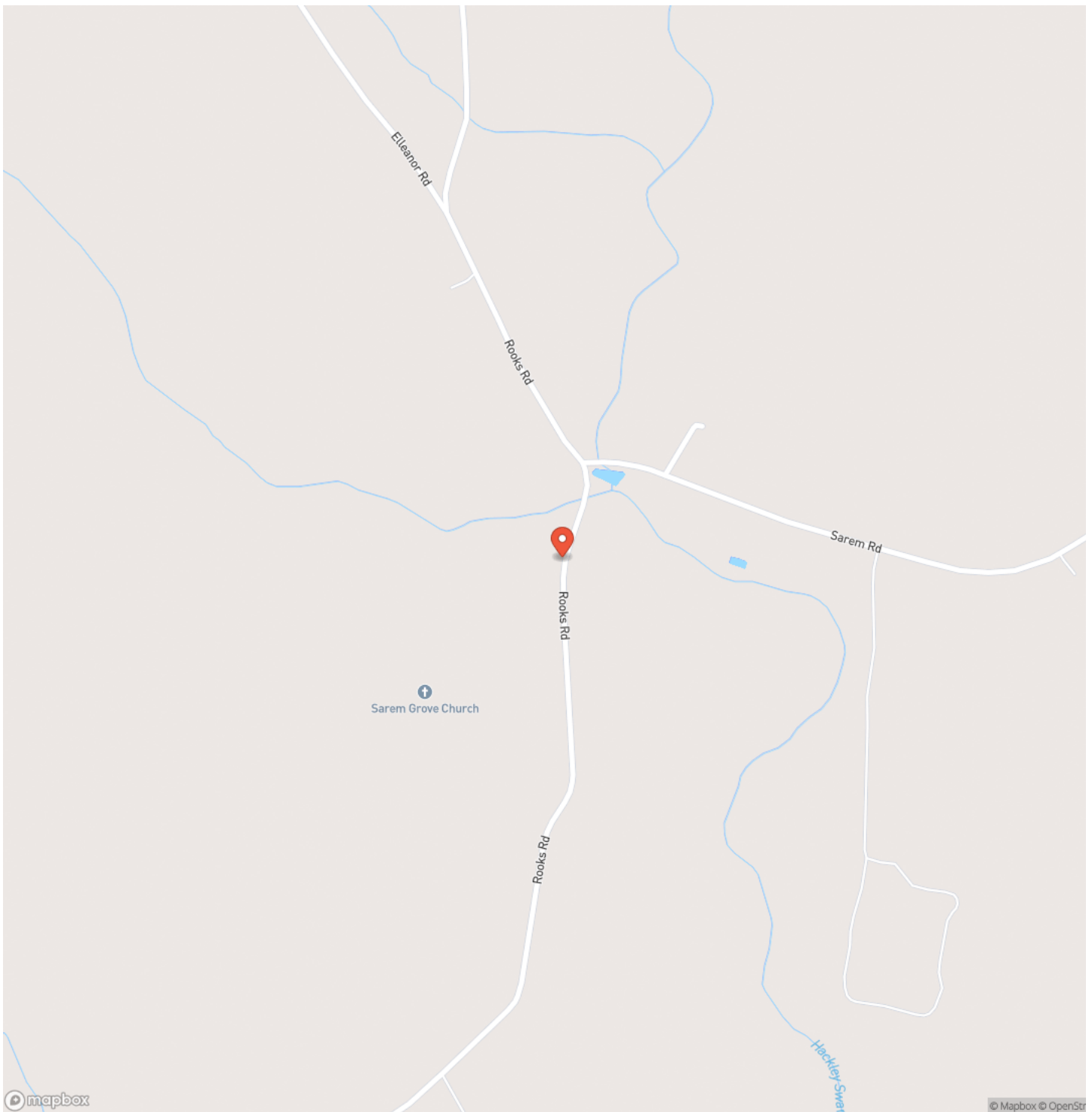
With nearly 97 acres, this property offers plenty of room to create a private hunting tract, wildlife management property, future timber investment, or rural getaway. If you are an outdoorsman or timber investor looking for acreage in Gates County, this property is worth a look.

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

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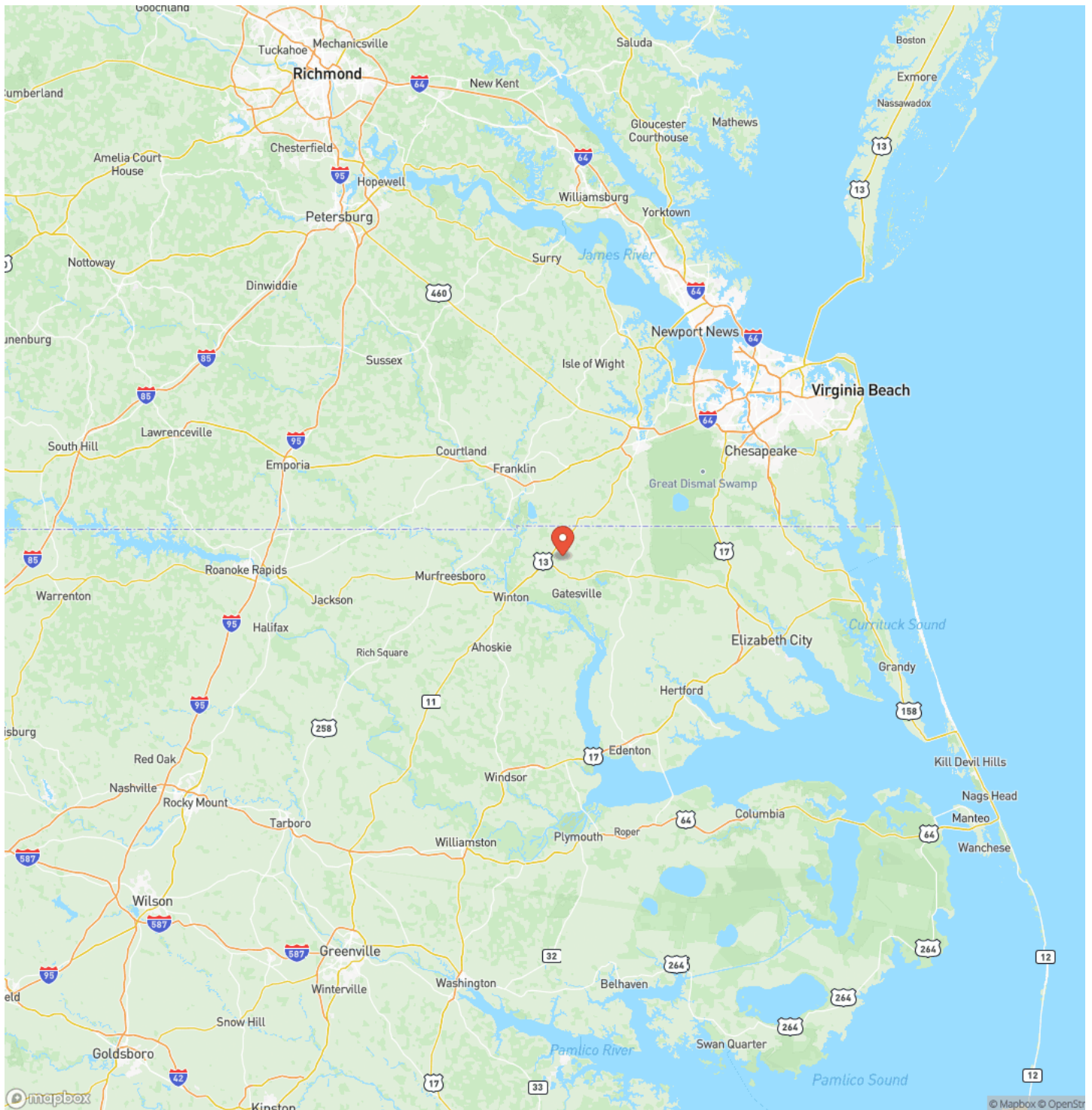


Locator Map



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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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Address

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City / State / Zip

Macclesfield, NC 27852

NOTES

This image shows a blank 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.

[illegible]

<https://www.mossyoakproperties.com/>

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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