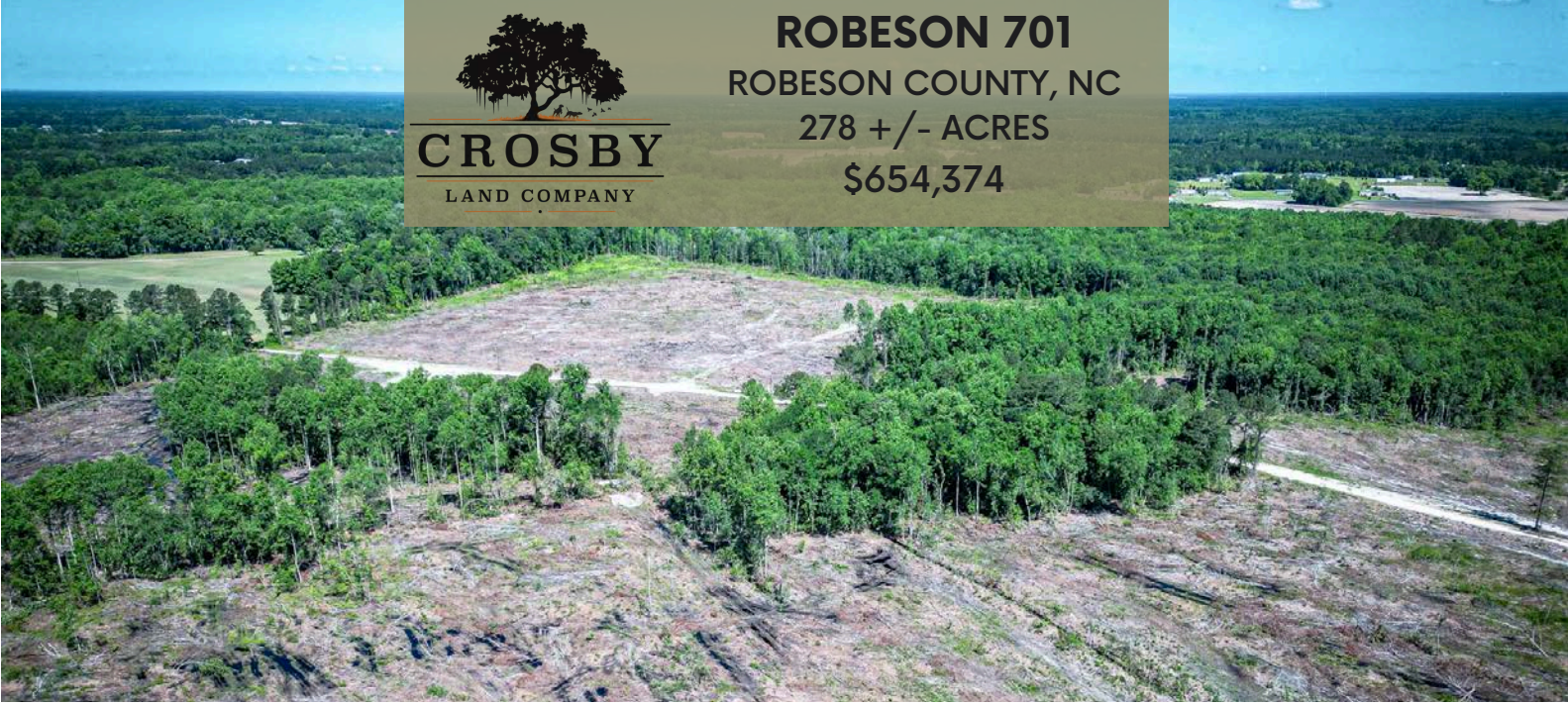




**ROBESON 701**  
**ROBESON COUNTY, NC**  
**278 +/- ACRES**  
**\$654,374**



## PROPERTY DESCRIPTION

Located along Lenards Drive in eastern Robeson County, the Robeson 701 Tract represents a well-positioned, mid-sized timberland asset with long-term productivity and recreational upside. The tract totals approximately 73% high, usable acreage, a rare characteristic in this region, offering flexibility for future timber management, potential rural development, or wildlife-based recreation.

The upland areas were recently harvested and reforested with improved loblolly pine seedlings—a high-quality genetic variety that is selected for enhanced growth rates, disease resistance, and superior form. The site was professionally prepared and planted to industry standards, providing a strong foundation for accelerated timber production and future income. This investment in reforestation adds immediate value and positions the property for sustained yield over multiple rotations.

The balance of the property lies along the scenic White Oak Swamp and its tributaries, with well-established bottomland hardwoods that offer both ecological diversity and habitat enhancement. These open hardwood areas support a robust wildlife population, including whitetail deer and wild turkey, making the property an attractive dual-purpose tract for both timber investors and outdoor enthusiasts. With easy access from Lenards Drive and a strong mix of high-ground usability and natural aesthetics, Robeson 701 offers both near-term enjoyment and long-term returns. The tract is well-suited for investors seeking quality reforestation, a favorable upland-to-wetland ratio, and a location within a region known for productive soils and steady timber markets.

## PROPERTY FEATURES:

- Creek
- Wetland
- Excellent Access
- Trails and Roads
- Bottomland Hardwood
- Potential Building Sites
- Diverse Wildlife Habitat
- Productive Upland Timberland

## DIRECTIONS:

From Lumberton, take NC Highway 41 north, approximately 6.1 miles to Smith Mill Road. Turn left on Smith Mill Road and travel approximately 2.6 miles to Lenards Drive (a dirt road). The property lies on both sides of Lenards Drive, approximately 0.4 miles from the intersection of Lenards Drive and Smith Mill Road. You can also copy and paste the following coordinates into your mobile navigation application: 34.687596, -78.848240.

## CONTACT

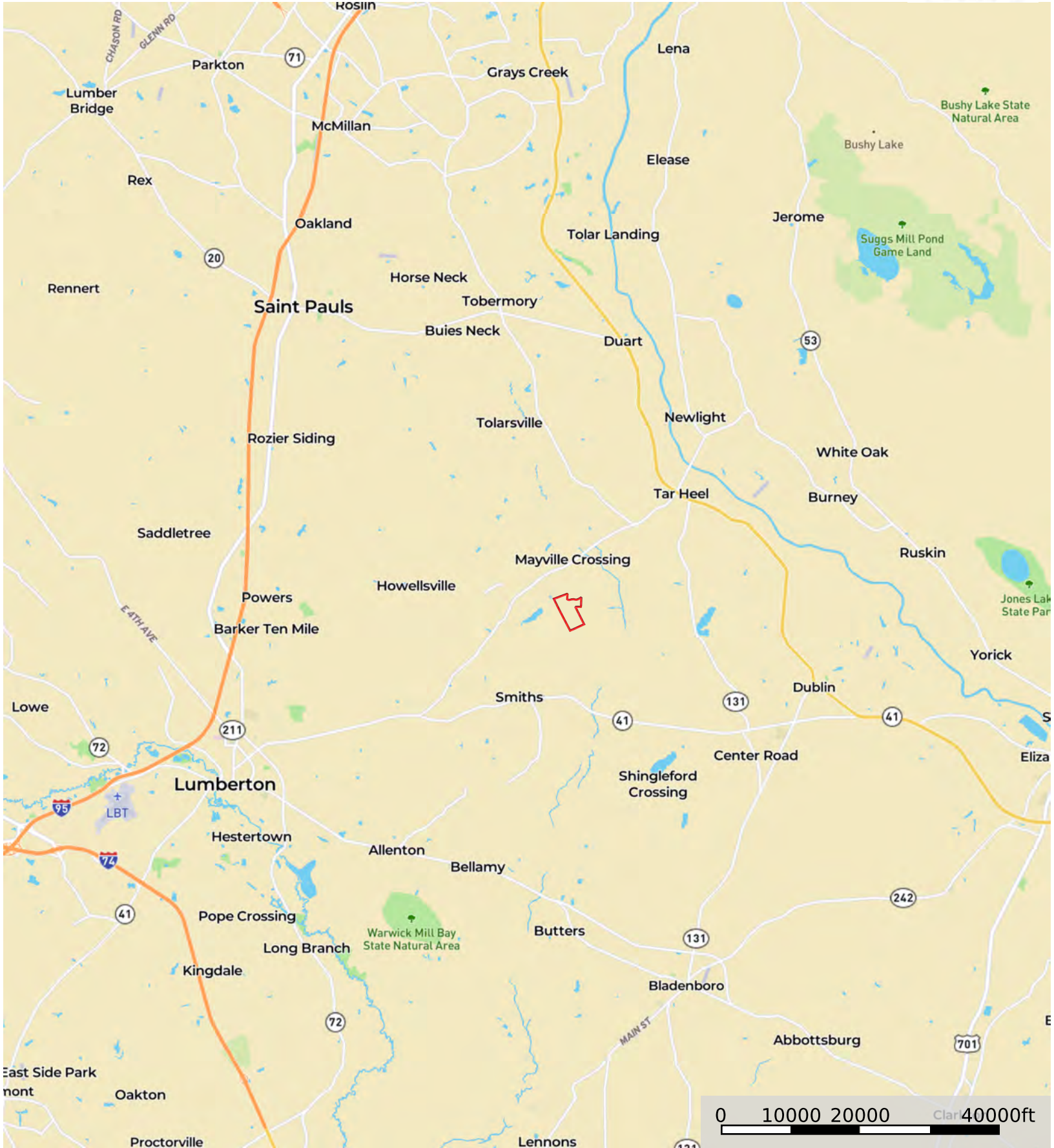
Philip Mead

O: 843.782.5700 - M: 336.653.8839

Email: [philipmead@crosbylandco.com](mailto:philipmead@crosbylandco.com)

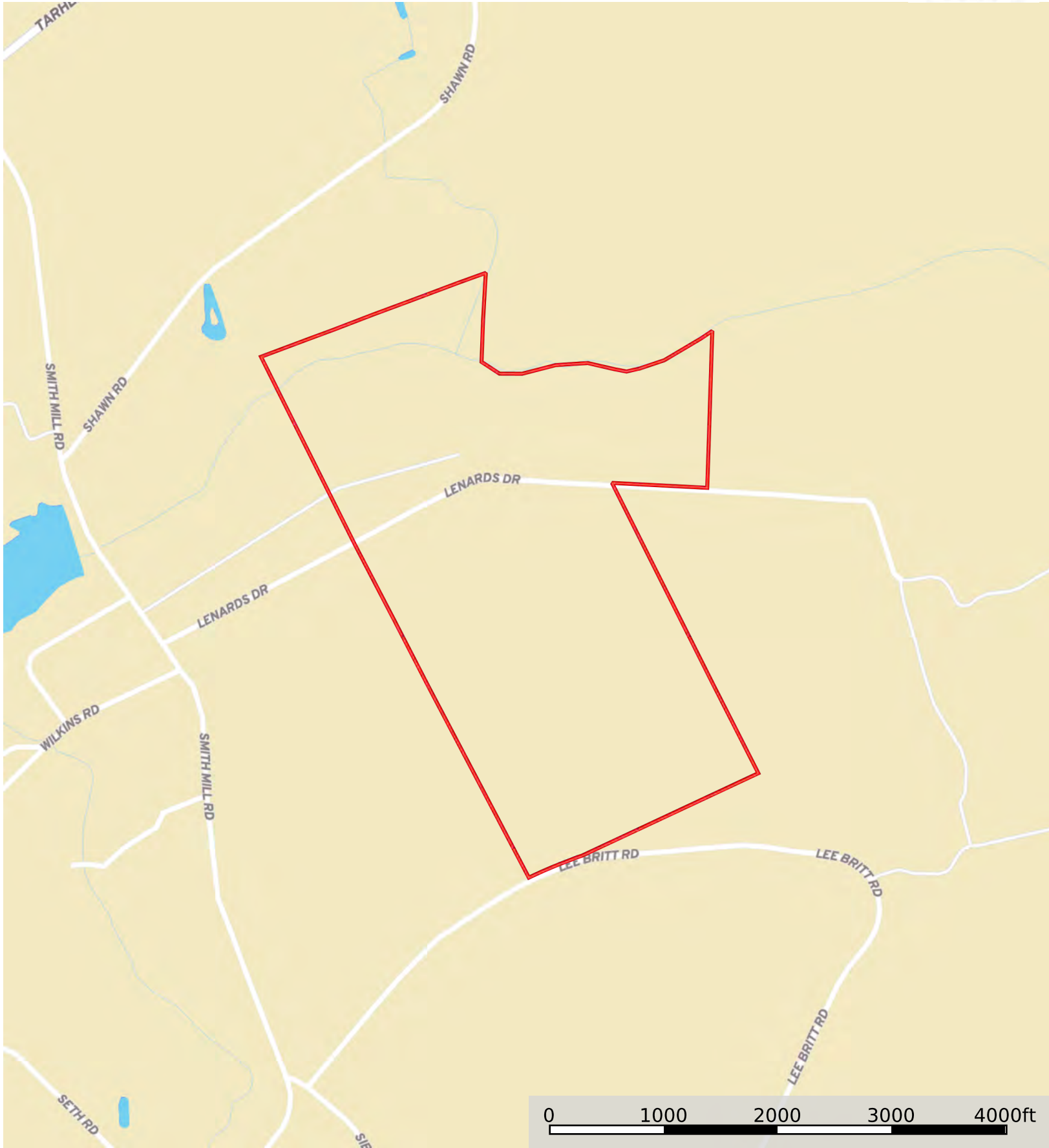
[www.CrosbyLandCo.com](http://www.CrosbyLandCo.com)





Boundary

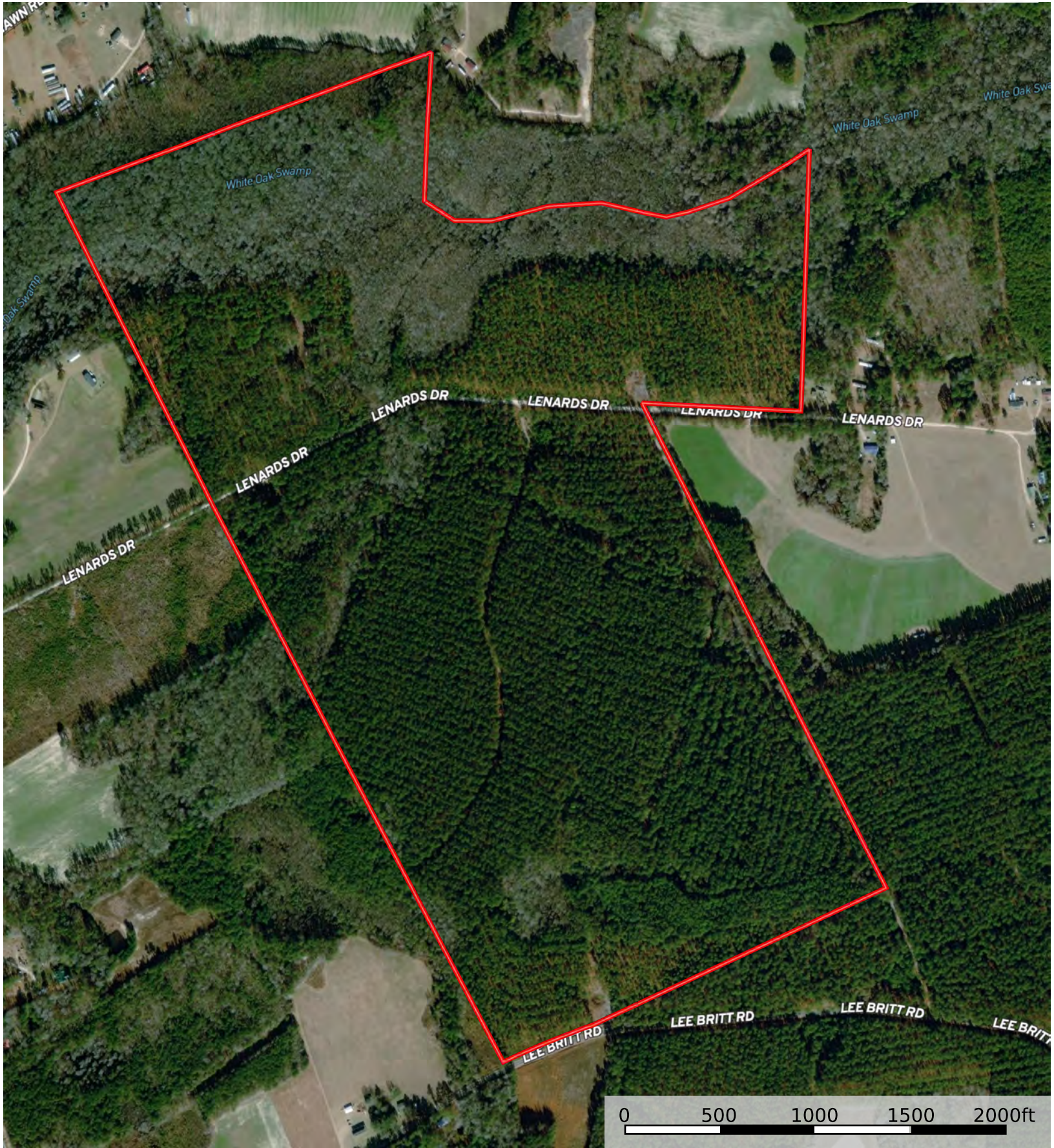
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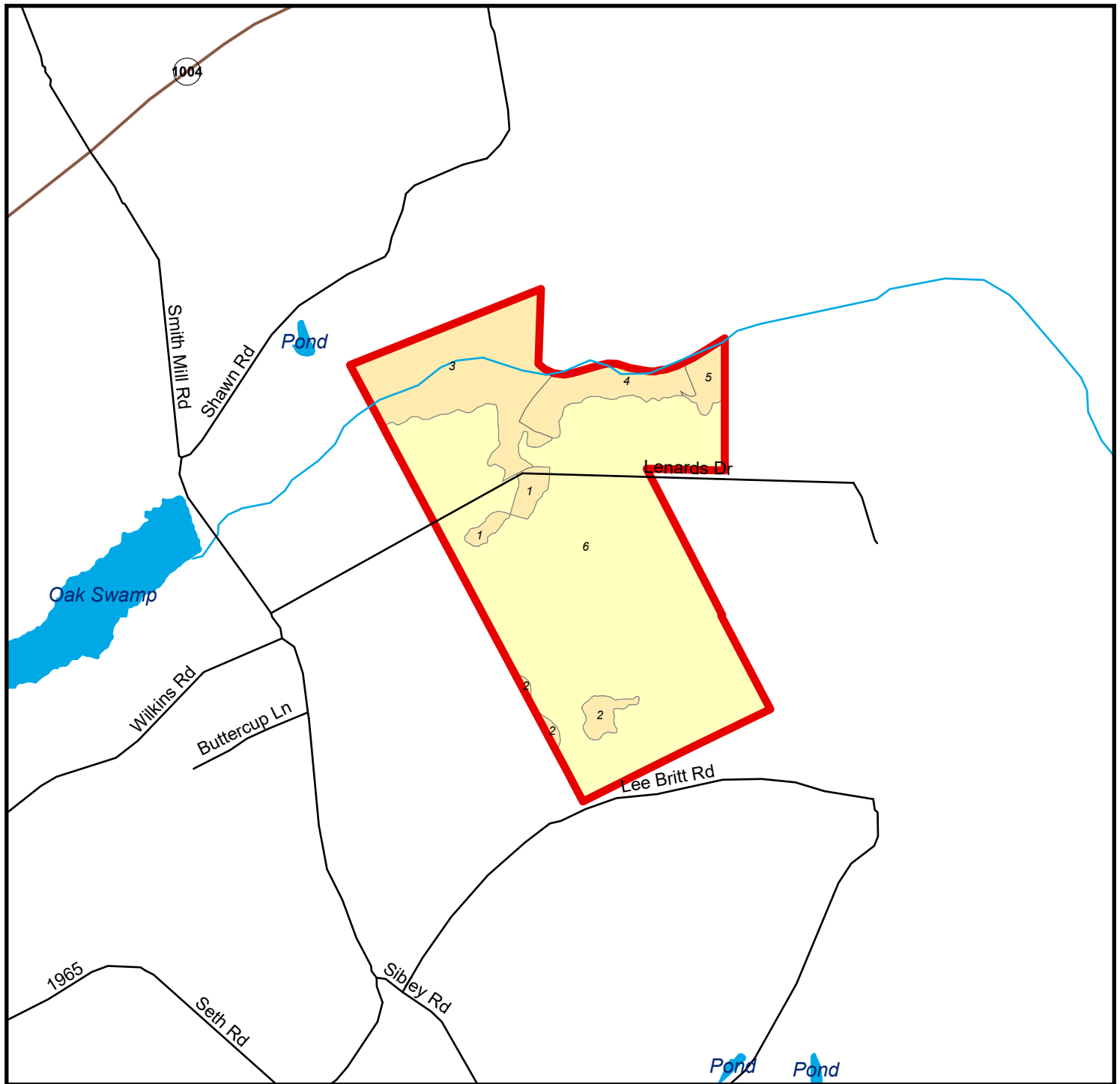




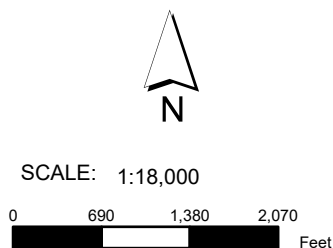
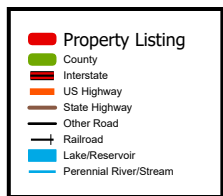
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**Robeson 701**  
Robeson County, NC - approx. 278.5 acres +/-



Stand #	Cover Type	Age	Acres
1	Hardwood	34	5.1
2	Hardwood	66	4.8
3	Hardwood	82	44.5
4	Hardwood	74	14.1
5	Hardwood	82	5.1
6	Open		204.9

Smaller stands have been excluded to fit in the allowable space