

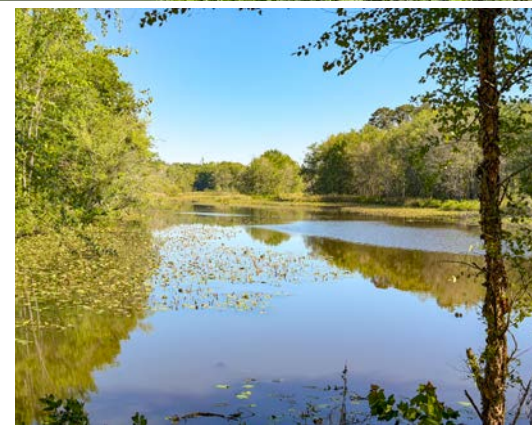
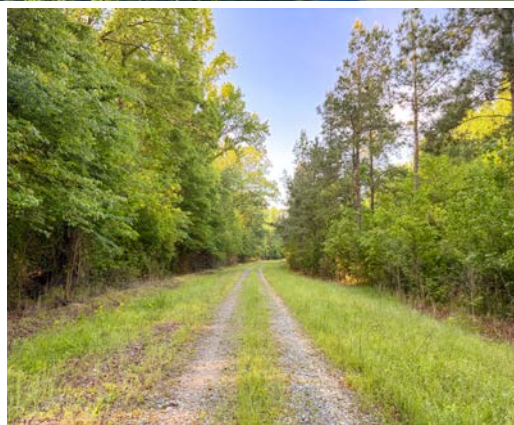
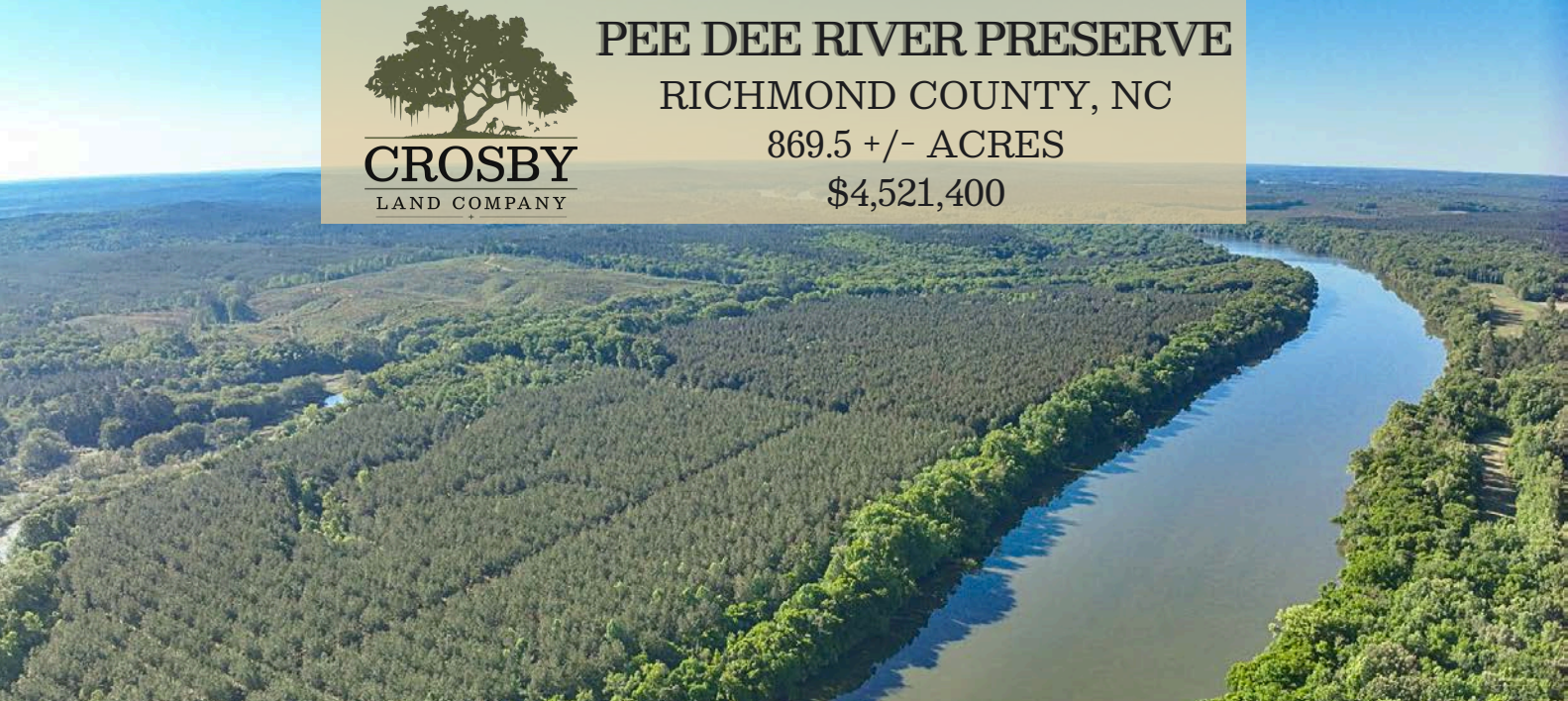


PEE DEE RIVER PRESERVE

RICHMOND COUNTY, NC

869.5 +/- ACRES

\$4,521,400



PROPERTY DESCRIPTION

Pee Dee River Preserve is a rare and remarkable offering located along the Pee Dee River in northwest Richmond County, North Carolina. Encompassing approximately 870 acres, this property has been meticulously managed for both timber production and recreational use for decades. A well-maintained internal road system, complete with ample gravel and properly installed water diversion structures, provides access throughout the property. The tract also features over 1.5 miles of frontage along state-maintained Island Road, offering multiple access points and excellent flexibility for future use.

With over 450 acres of merchantable timber, Pee Dee River Preserve represents not only a recreational retreat but also a strong, income-producing timber investment. The diversity of the remaining acreage further enhances wildlife habitat and long-term management potential. The property includes just under two miles of frontage along both the Pee Dee River and Little River, and is ideally situated at the confluence of the two. Improvements include a private boat landing on the Pee Dee River and an elevated overlook at the confluence—features that are increasingly difficult to find in a single tract. At the center of the property lies approximately 30 acres of open water, along with a 3.5-acre impoundment equipped with water control structures that allow for controlled flooding and draining. This setup provides the opportunity for exceptional waterfowl habitat and further enhances the property's recreational appeal for both hunting and fishing. Whether you're looking for a premier sporting property, a long-term timber investment, or a legacy tract to enjoy for generations, Pee Dee River Preserve offers a unique combination of scale, access, and natural resources.

Please call to schedule a showing of this one-of-a-kind property.

PROPERTY FEATURES:

- Scenic
- River Frontage
- Waterfowl Habitat
- Merchantable Timber
- Excellent Internal Road System

DIRECTIONS:

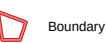
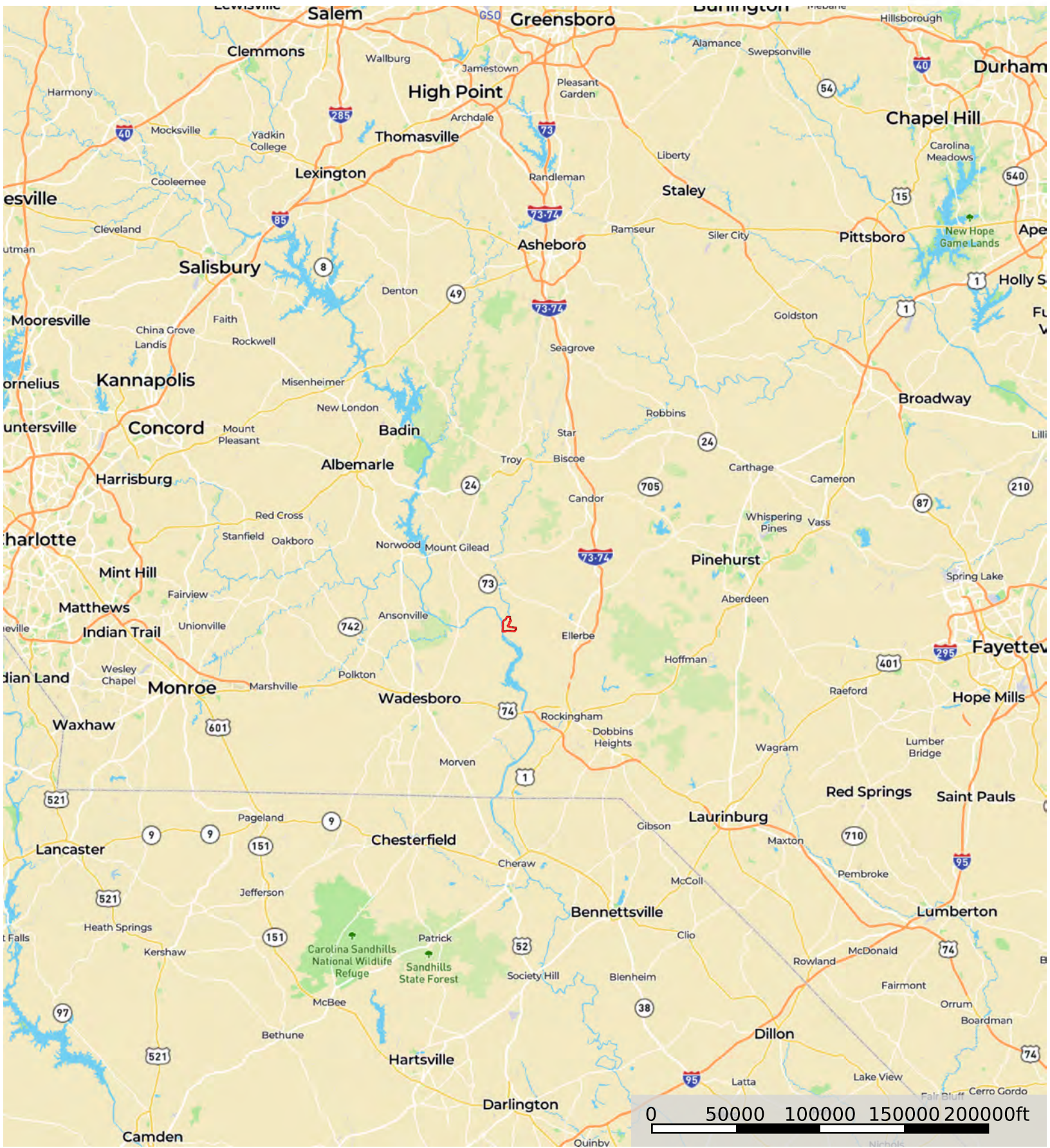
Place the following GPS coordinates into your mobile navigation app (Google Maps, Apple Maps, etc.): 35.097349, -79.897979

CONTACT

Philip Mead

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Email: philipmead@crosbylandco.com
www.CrosbyLandCo.com

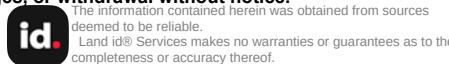
Pee Dee River Preserve
Richmond County, North Carolina, 869.5 AC +/-



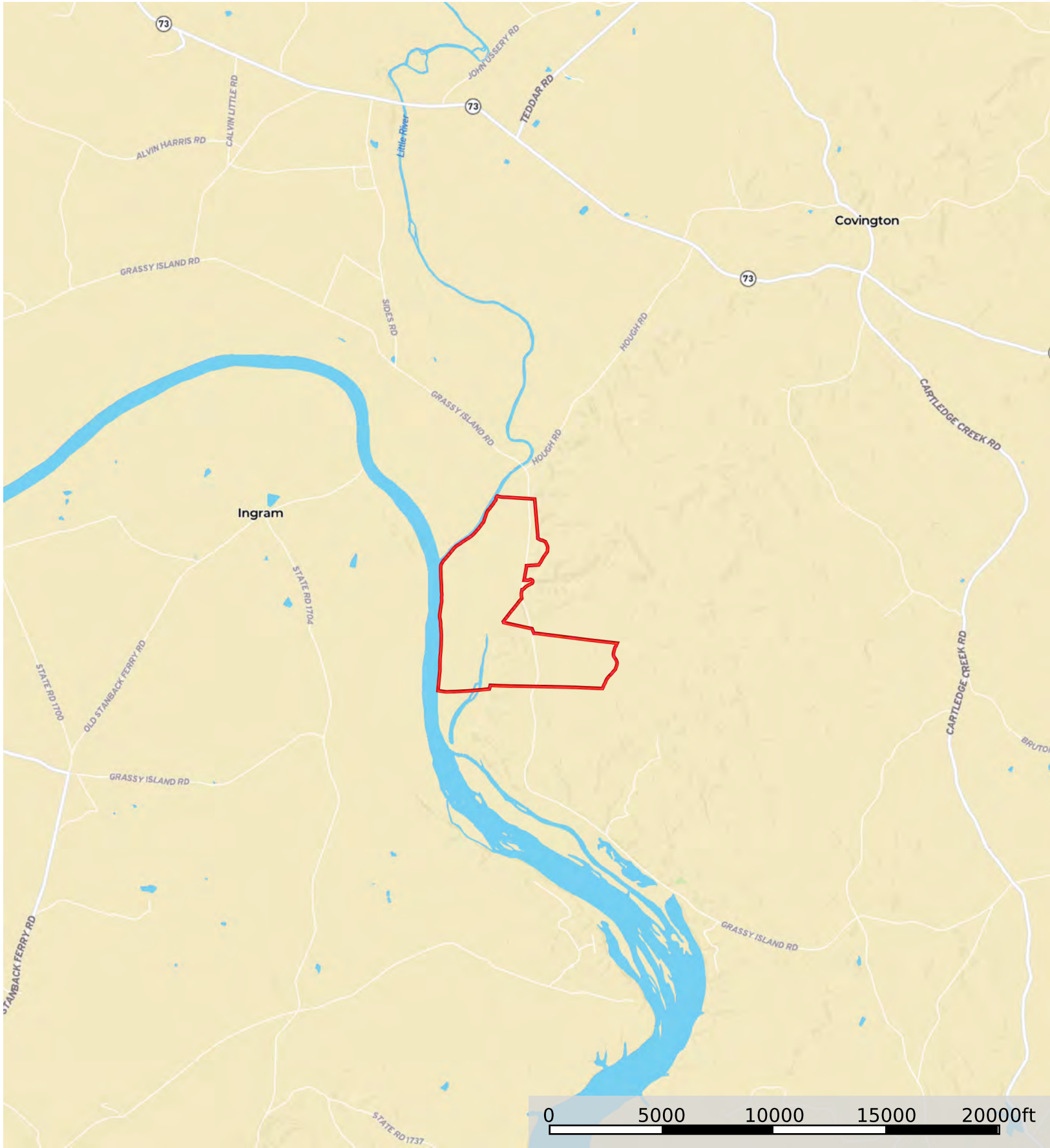
Boundary

Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.

Todd Crosby
P: 8437825700 Crosbylandco.com



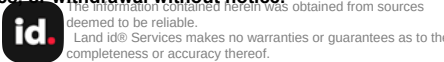
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Richmond County, North Carolina, 869.5 AC +/-

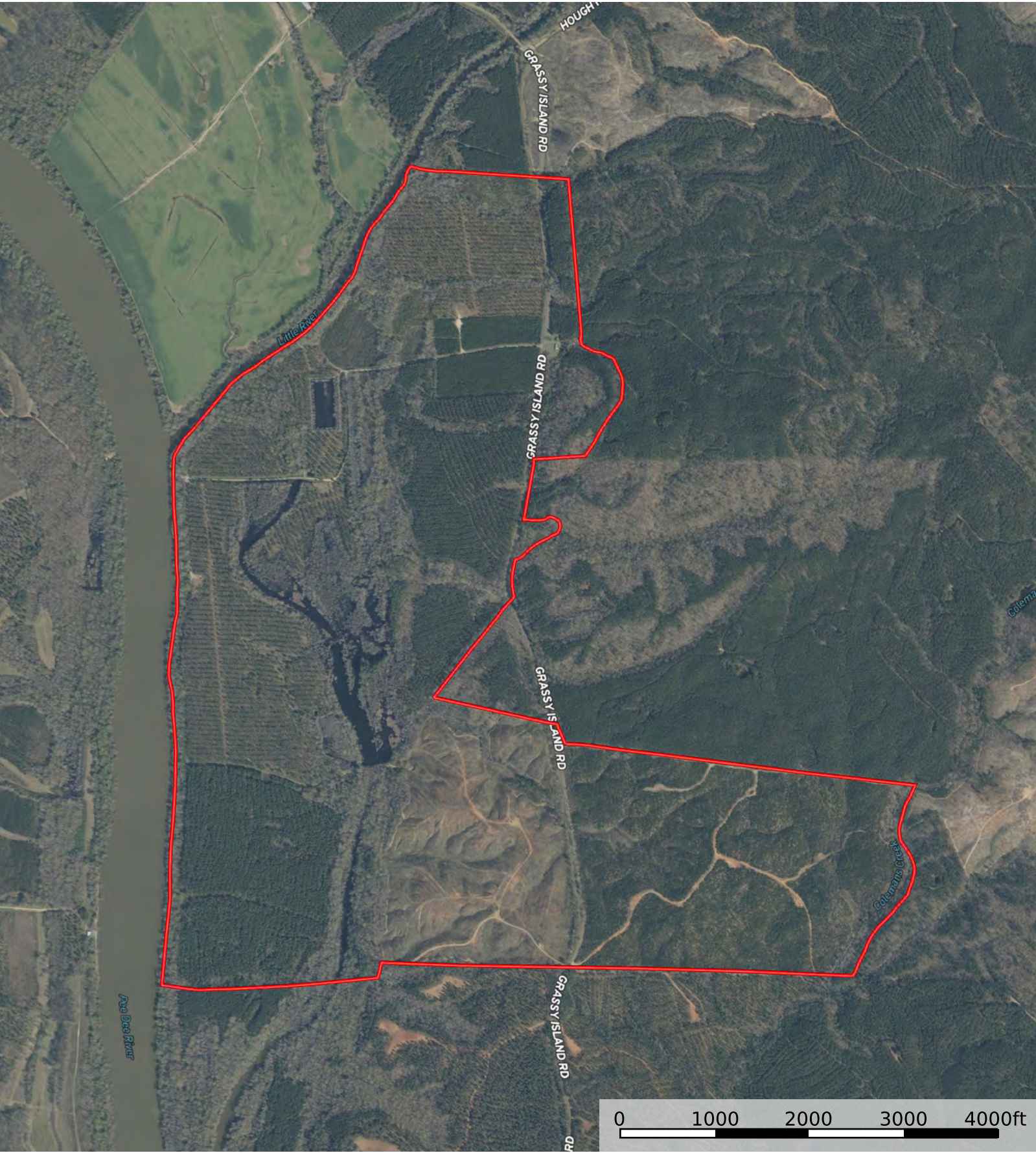


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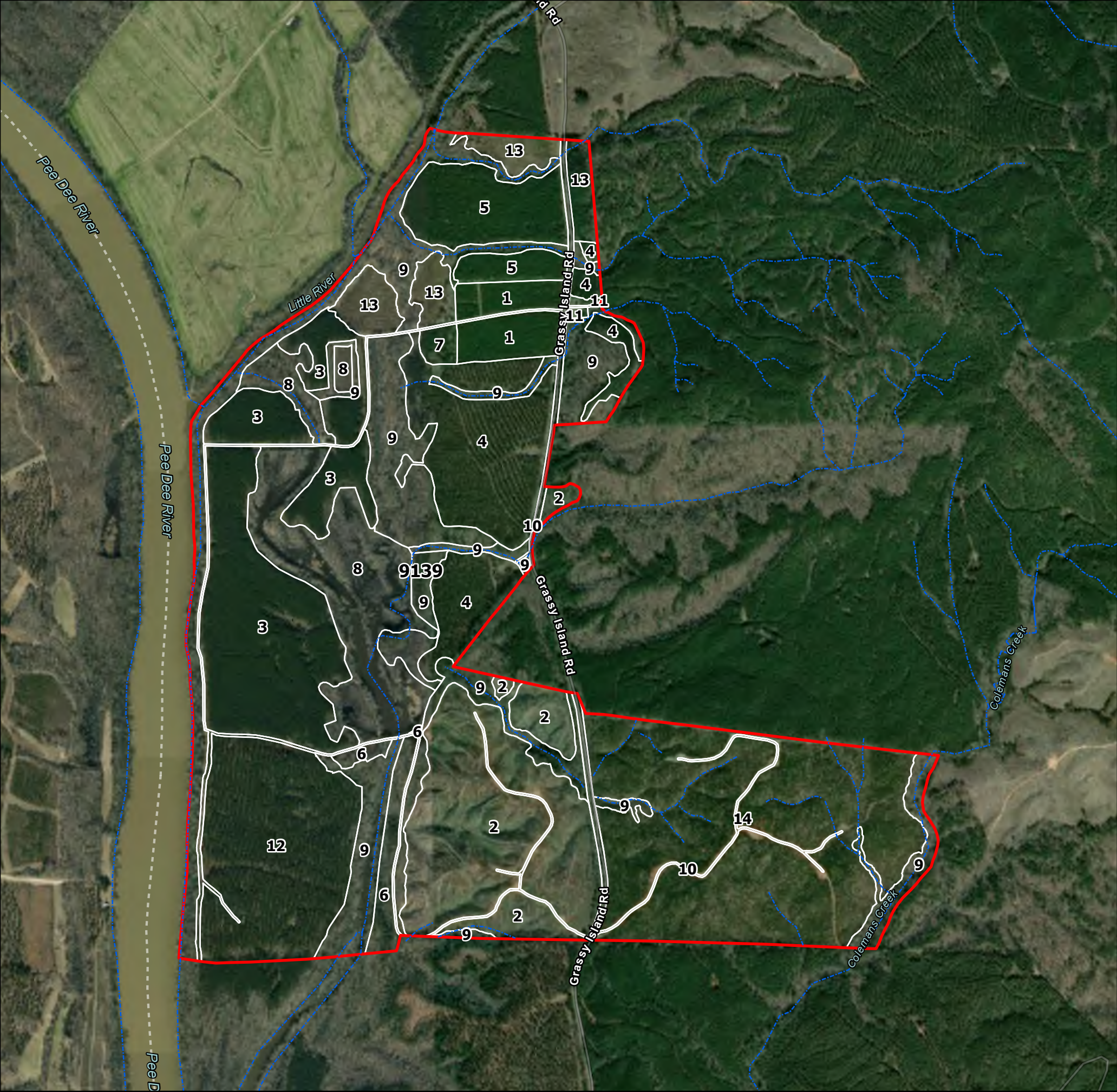


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The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.



Block: 9139

Richmond, NC - 869.51 Ac

StandNum	TimberType	Species	Planted	Acres
1	Plantation	Loblolly Pine	2015	20.11
2	Plantation	Loblolly Pine	2023	102.06
3	Fertilized Thinned Plantation	Loblolly Pine	2009	106.34
4	Fertilized Thinned Plantation	Loblolly Pine	2005	78.76
5	Fertilized Thinned Plantation	Loblolly Pine	2009	36.91
6	Bottomland	Hardwood	1954	11.77
7	Non-Forest	Wildlife food plots	0	3.36
8	Non-Forest	Ponds	0	73.88
9	Streamside Mgt Zone	None	0	153.51
10	Non-Forest	Road	0	22.62
11	Open	None	0	1.09
12	Fertilized Thinned Plantation	Loblolly Pine	2004	76.69
13	Plantation	Loblolly Pine	2019	27.18
14	Plantation	Loblolly Pine	2018	155.22

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N

1 inch equals 1,333 ft

Center: 79°53'53"W 35°5'26"N

00.150.3

Mi

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, NC CGIA, Vantor, Richmond County, State of North Carolina DOT, Esri, HERE, Garmin, NGA,