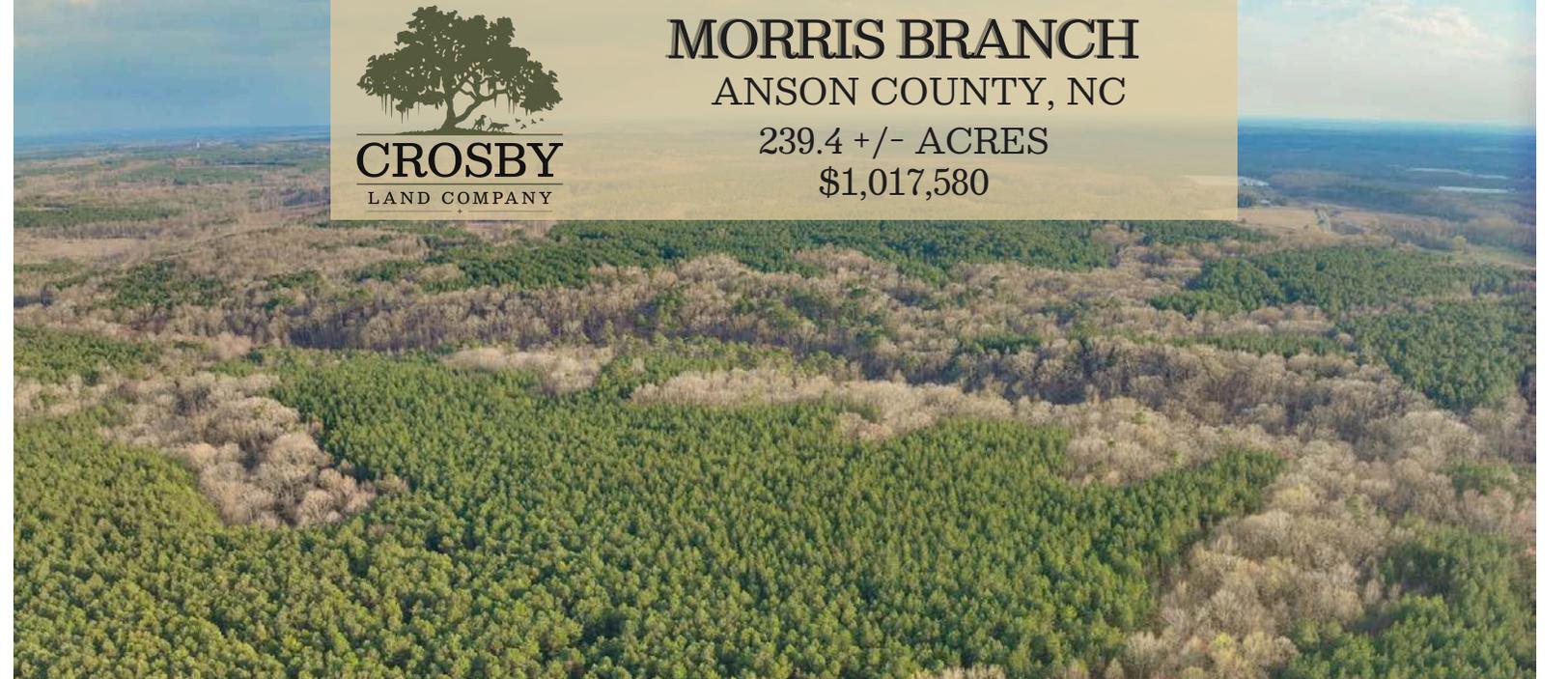


MORRIS BRANCH

ANSON COUNTY, NC

239.4 +/- ACRES

\$1,017,580



PROPERTY DESCRIPTION

Anson 291 is an exceptional recreational tract and a true hunter's paradise, offering a diverse and highly productive forest landscape. Located in southern Anson County, the property is a convenient drive from the greater Charlotte area while providing the privacy and seclusion that landowners and outdoor enthusiasts seek. The property features approximately 127 acres of pine timber ranging from 22 to 58 years of age, presenting an attractive opportunity for both immediate income through timber harvest and long-term value through continued forest management. These well-established pine stands provide a strong timberland investment component while also contributing excellent cover and habitat for wildlife. The balance of the acreage consists of natural hardwood forest along Morris Branch Creek and its tributaries. These mast-producing hardwood bottoms create outstanding wildlife habitat, serving as natural travel corridors and dependable food sources for deer, turkey, and other game species. The presence of multiple water features throughout the tract further enhances the property's ability to support abundant wildlife. With its diverse timber types, scenic hardwood drains, and varied terrain, Morris Branch Tract offers an ideal setting for recreation, hunting, and long-term land investment. Whether you are seeking a private hunting retreat, a recreational getaway, or a well-positioned timberland investment, this property offers the rare combination of natural beauty, strong wildlife habitat, and income-producing potential.

PROPERTY FEATURES:

- Convenient Drive from Charlotte
- Excellent Deer & Turkey Hunting
- Excellent Diverse Pine & Hardwood Forest
- Hardwood Bottoms Along Morris Branch Creek
- 127± Acres of Merchantable Pine Timber With Income Potential

DIRECTIONS:

From US 74 in Wadesboro, travel south for approximately 0.8 miles and bear left onto NC Highway 742. Continue south on NC 742 for approximately 3.0 miles, then bear left onto Robinson Bridge Road. Travel 2.2 miles and turn left onto LD Robinson Road. The entrance to the property will be located approximately 0.2 miles on the left. You may also enter the following coordinates into your mobile navigation application: 34.886084, -80.059990

CONTACT

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