



SHAMBURGER SOUTH

MOORE COUNTY, NC

122.2 +/- ACRES

\$659,269



PROPERTY DESCRIPTION

Located in northwestern Moore County, North Carolina, the Shamburger South offering consists of approximately 122 acres just south of Seagrove. Conveniently situated a short drive from Asheboro, Greensboro, and the Southern Pines area, this property offers both accessibility and privacy. Shamburger South is an ideal tract for someone looking for a hunting getaway, recreational retreat, or a rural setting for a future homesite.

The property features over 3,000 feet of frontage along Willie Road, a paved, state-maintained road, providing excellent access along with multiple options for driveway placement, utilities, and potential subdivision if desired. An existing internal road provides access into the property, where the topography offers a variety of potential homesites and scenic views of the surrounding Piedmont landscape. The layout of the tract supports a wide range of recreational uses, while still maintaining privacy and seclusion. From a timber investment standpoint, the property has been recently replanted with high-quality loblolly pine seedlings that are approximately three years old. This establishes a strong foundation for future timber value while also enhancing wildlife habitat. With proper management, the stand is well-positioned to produce income through future thinning and final harvest.

Whether you're looking to build, hunt, or invest in timberland, Shamburger South offers a compelling combination of size, road frontage, and long-term potential. Please call to schedule a showing or for additional information.

PROPERTY FEATURES:

- Private
- Homesite
- Road Frontage
- Easily Accessible
- Timberland Investment

DIRECTIONS:

Copy and paste the following GPS coordinates into your mobile navigation app (Google Maps, Apple Maps, etc.): 35.463632, -79.726126

CONTACT

Philip Mead

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Email: philipmead@crosbylandco.com

www.CrosbyLandCo.com

Shamburger South

Moore County, North Carolina, 122.2 AC +/-

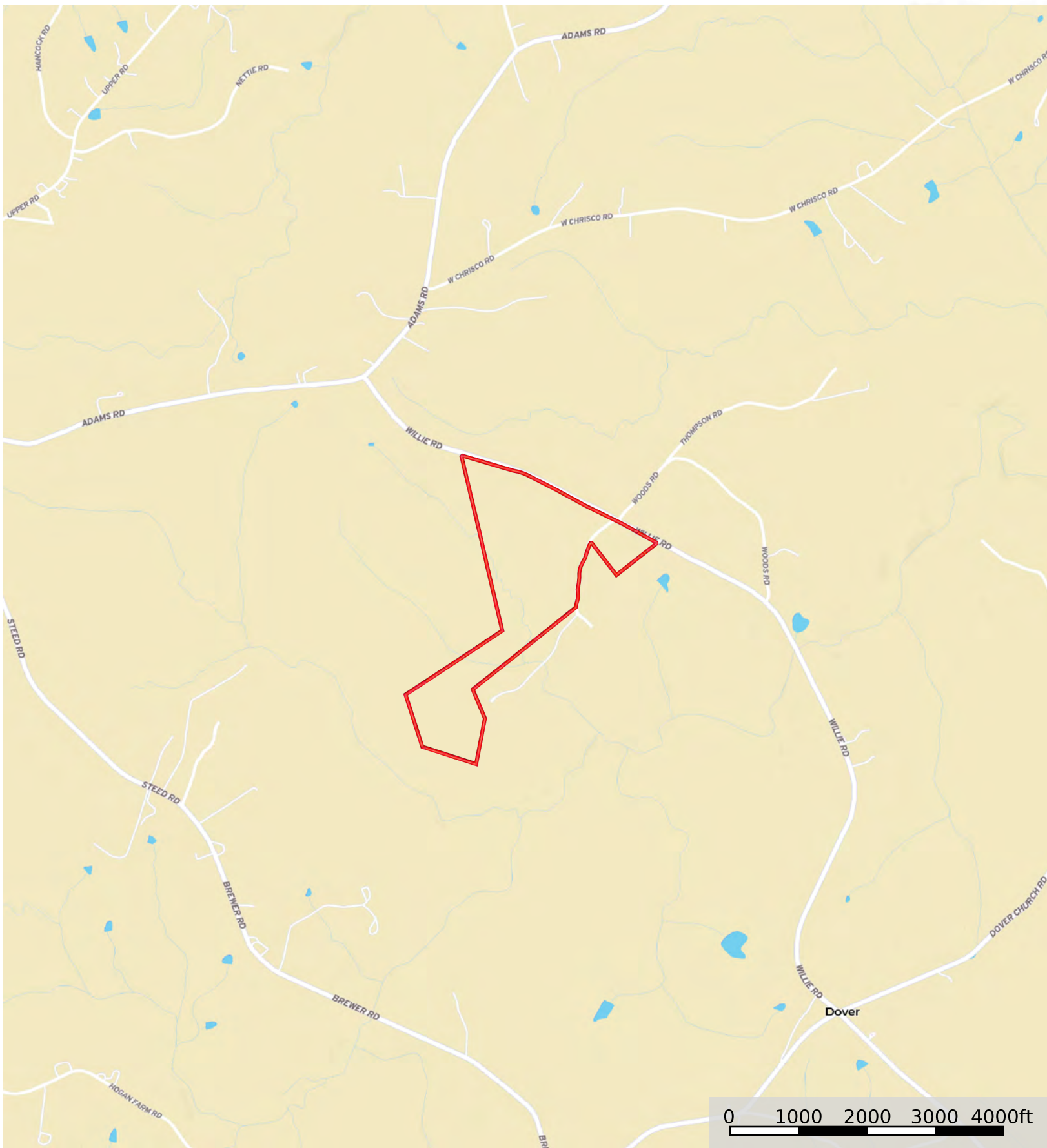



Boundary

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.

Shamburger South


Moore County, North Carolina, 122.2 AC +/-

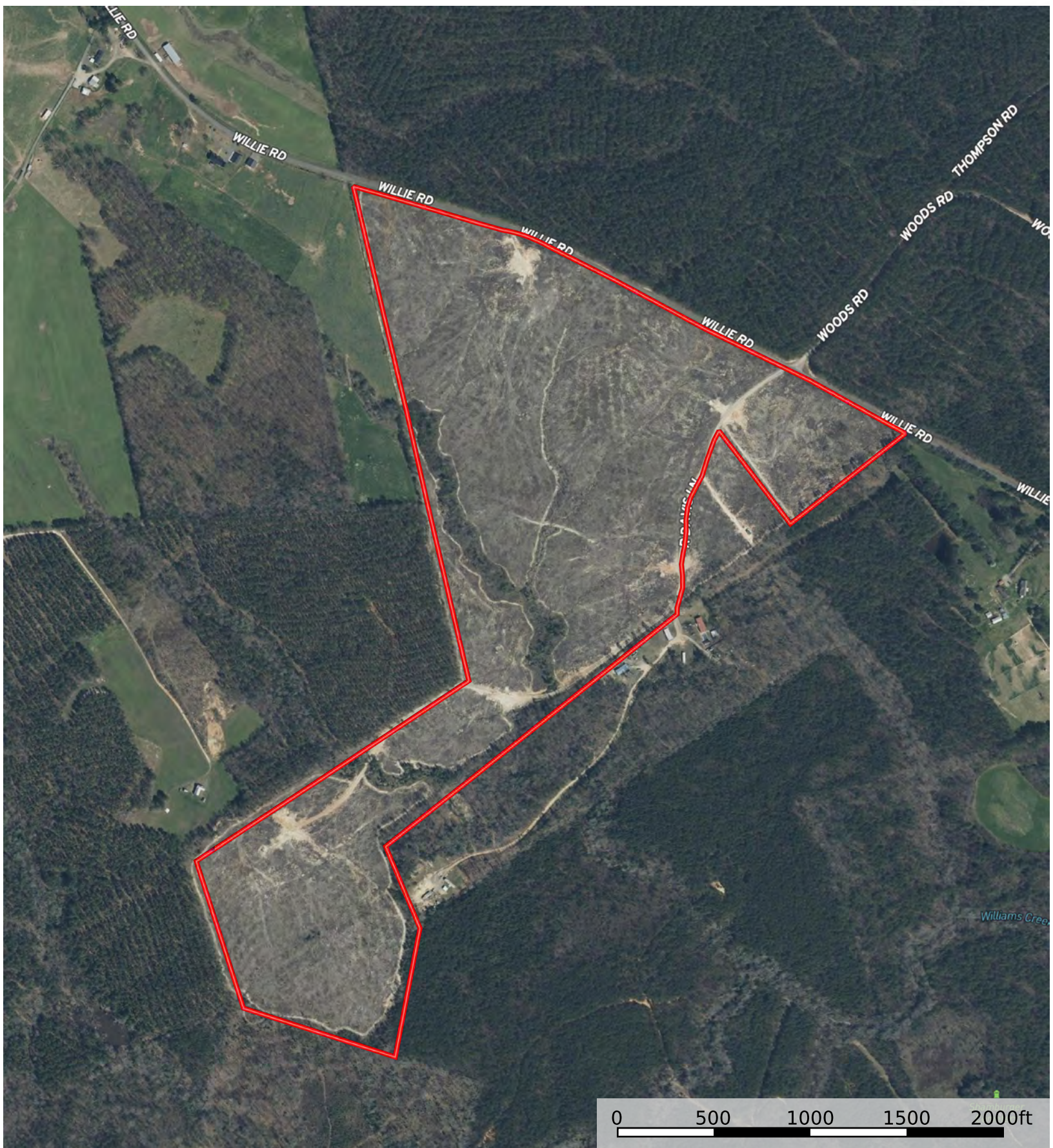


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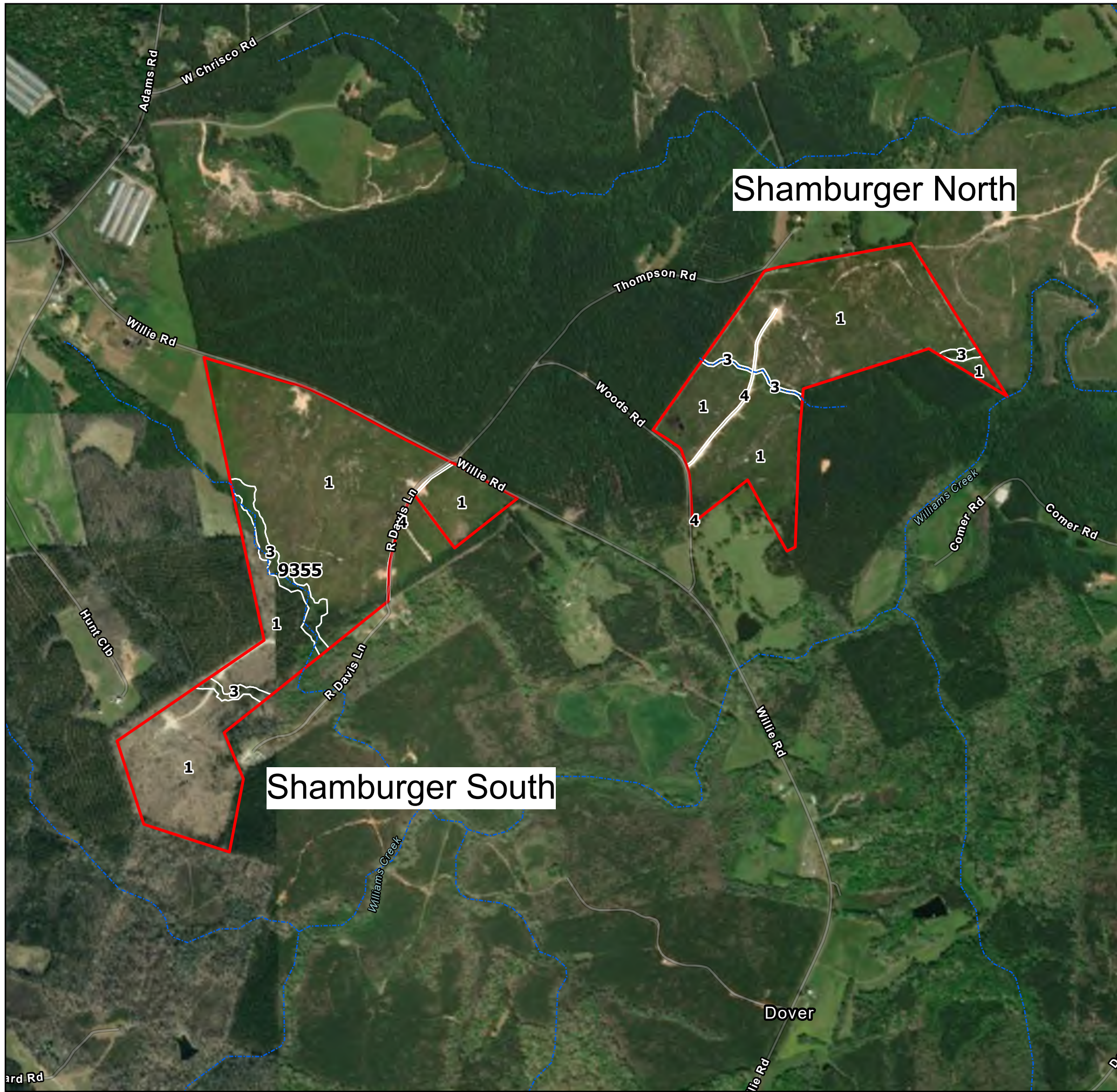
Todd Crosby
P: 8437825700 Crosbylandco.com

 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.



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Block: 9355

Moore, NC - 202.95 Ac

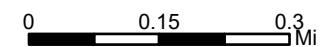
StandNum	TimberType	Species	Planted	Acres
1	Plantation	Loblolly Pine	2024	194.16
3	Streamside Mgt Zone	None	0	7.49
4	Non-Forest	Road	0	1.5

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1 inch equals 1,167 ft

Center: 79°43'48"W 35°27'42"N



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