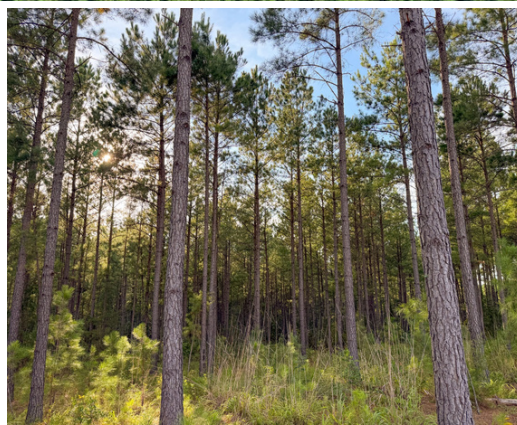




CATCHMARK V

MOORE COUNTY, NC

334.5 +/- ACRES
\$2,344,665



PROPERTY DESCRIPTION

As the newest addition to the spectacular Catchmark Offering, Catchmark V consists of approximately 334.5 +/- acres located along the north side of Old River Road in Moore County. The property features more than 800 feet of frontage along Old River Road, with Crawley Creek forming much of its eastern boundary.

One of the property's most attractive natural features is its extensive creek frontage. More than 2.5 miles of the property boundaries follow Crawley Creek and another large unnamed creek, creating substantial stretches of beautiful hardwood bottomland. These mature hardwood corridors enhance the property's overall aesthetics and diversity while providing excellent wildlife habitat, natural travel corridors, and a substantial visual buffer from adjoining properties.

Catchmark V offers an attractive combination of timber investment, recreational opportunity, and long-term land-use potential. The property contains well-managed loblolly pine plantations ranging from approximately 12 to 24 years old, providing a diverse mix of established timber stands at varying stages of growth.

Approximately 145 acres of timber were recently harvested, opening expansive views across the property's rolling terrain and creating a true blank canvas for the next owner. This acreage offers numerous possibilities for future use, including conversion to pasture or agricultural land, establishment of a new forest, wildlife habitat improvements, or the creation of a private homesite or recreational retreat.

The combination of open acreage, established pine plantations, and hardwood creek bottoms creates an appealing and diverse landscape. The existing timber provides privacy, wildlife habitat, recreational value, and the potential for future timber income, while the recently harvested areas provide flexibility for an owner to shape the property around their individual goals.

Conveniently located only minutes from the Sheetz, Bojangles, and Hardee's near the intersection of NC Highway 24/27 and US Highway 15-501 in Carthage, Catchmark V offers an excellent balance of accessibility and rural feel. The property is approximately 20 minutes from Sanford and Southern Pines and less than an hour from Raleigh.

Whether you are searching for a hunting and recreational property, a private rural homesite or farm, a timberland investment, or acreage with long-term development potential, Catchmark V offers a unique opportunity to acquire a substantial tract of land in a highly accessible location.

The property is currently enrolled in the Moore County Present-Use Value program for forestry, which provides a reduction in property taxes. The buyer shall assume responsibility for any deferred or rollback taxes if the property becomes ineligible for the program following the transfer of title.

PROPERTY FEATURES:

- Road Frontage
- Timber Investment
- Marketable Timber Value
- Substantial Creek Frontage
- Secluded Setting with Accessibility
- Cleared Acreage with Endless Possibilities

DIRECTIONS:

Place the following GPS coordinates into your mobile navigation app: 35.376886, -79.378261

CONTACT

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