

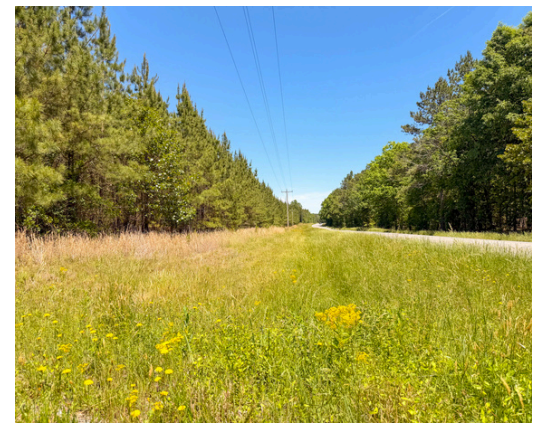
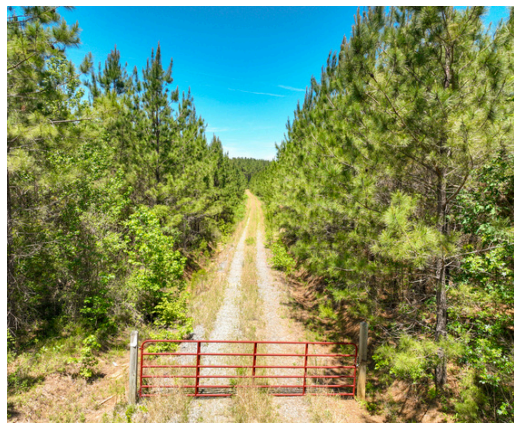
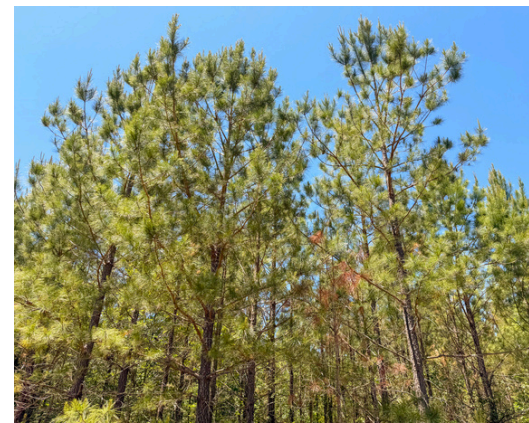


CATCHMARK I

MOORE COUNTY, NC

77.1 +/- ACRES

\$629,000



PROPERTY DESCRIPTION

A spectacular property located just minutes outside of Carthage, the Catchmark Offering presents an exceptional opportunity for a wide range of buyers. The Catchmark Offering is being marketed as four separate purchase opportunities. As a whole, the offering consists of approximately 707.5 total acres. The seller will consider all offers on this listing, with serious consideration given to offers submitted on the property as a whole.

At an estimated 77.1 acres and with just over 1,000 feet of frontage along Old River Road, Catchmark I offers ample accessibility and multiple options for future use.

Conveniently situated only minutes from the Sheetz, Bojangles, and Hardee's at the intersection of NC Highway 24/27 and US Highway 15-501 in Carthage, this property offers an excellent combination of accessibility, convenience, country feel, and development potential.

Whether you are searching for a hunting retreat, a private rural homesite or farm, or land with development potential, Catchmark I offers a unique opportunity only 20 minutes from Sanford and Southern Pines, and less than an hour from Raleigh.

The property also represents an exceptional timberland investment opportunity. The entire tract consists of loblolly pine plantations ranging from approximately 10 to 38 years old. These well-managed pine stands add significant current value to the property while also providing a future owner the opportunity to recapture a portion of their investment through a timber harvest after closing. In addition to the investment aspect, the existing pine trees enhance the overall aesthetics, privacy, and wildlife habitat throughout the tract.

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:

- Private
- Road Frontage
- Development Potential
- Timber Investment Opportunity

DIRECTIONS:

Place the following GPS coordinates into your mobile navigation app: 35.3701961, -79.3833032

CONTACT

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