

All Timber Recreational Tract with Potential Build Sites
Bunnlevel Erwin Rd
Bunnlevel, NC 28323

\$135,000
20.560± Acres
Harnett County



All Timber Recreational Tract with Potential Build Sites Bunnlevel, NC / Harnett County

SUMMARY

Address

Bunnlevel Erwin Rd

City, State Zip

Bunnlevel, NC 28323

County

Harnett County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

35.322 / -78.7568

Taxes (Annually)

598

Acreage

20.560

Price

\$135,000



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PROPERTY DESCRIPTION

20.56 Acres of Timberland Investment Opportunity

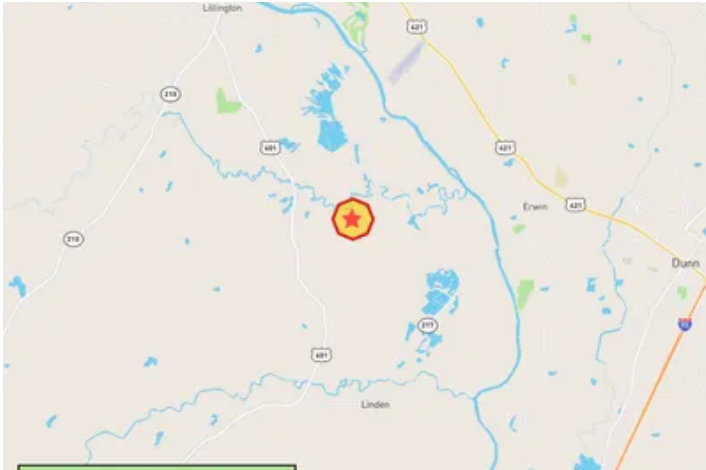
Welcome to a 20.56-acre timberland property, accessible through a convenient 50-foot ingress, egress, and utility easement, offering a unique blend of planted pines with a mix of hardwoods. A licensed forester has recommended timber thinning, which could provide a prompt return on investment. Soil report on hand which shows suitable soils for conventional septic. The property also boasts abundant signs of wildlife, including deer, turkey, and small game.

Property Highlights:

1. **Deeded Access:** A 50-foot easement ensures straightforward entry
2. **Investment Opportunity:** The advice of a licensed forester suggests that timber thinning is a promising route for realizing a rapid return on investment, making this property an attractive prospect for investors.
3. **Soil Suitability:** A soil report was conducted which shows suitable soils for conventional septic.
4. **Abundant Wildlife:** For those with an appreciation of the outdoors, the property is a haven for wildlife, with numerous signs of deer, turkey, and small game, making it a sanctuary for both outdoor enthusiasts and wildlife lovers.

This 20.56-acre timberland presents an enticing opportunity, whether you are considering an investment with immediate potential returns, recreational property, or simply seeking a potential secluded homesite surrounded by nature. Showings require 24hrs notice, and buyers must be accompanied by a licensed real estate agent. Contact us today to schedule your showing.

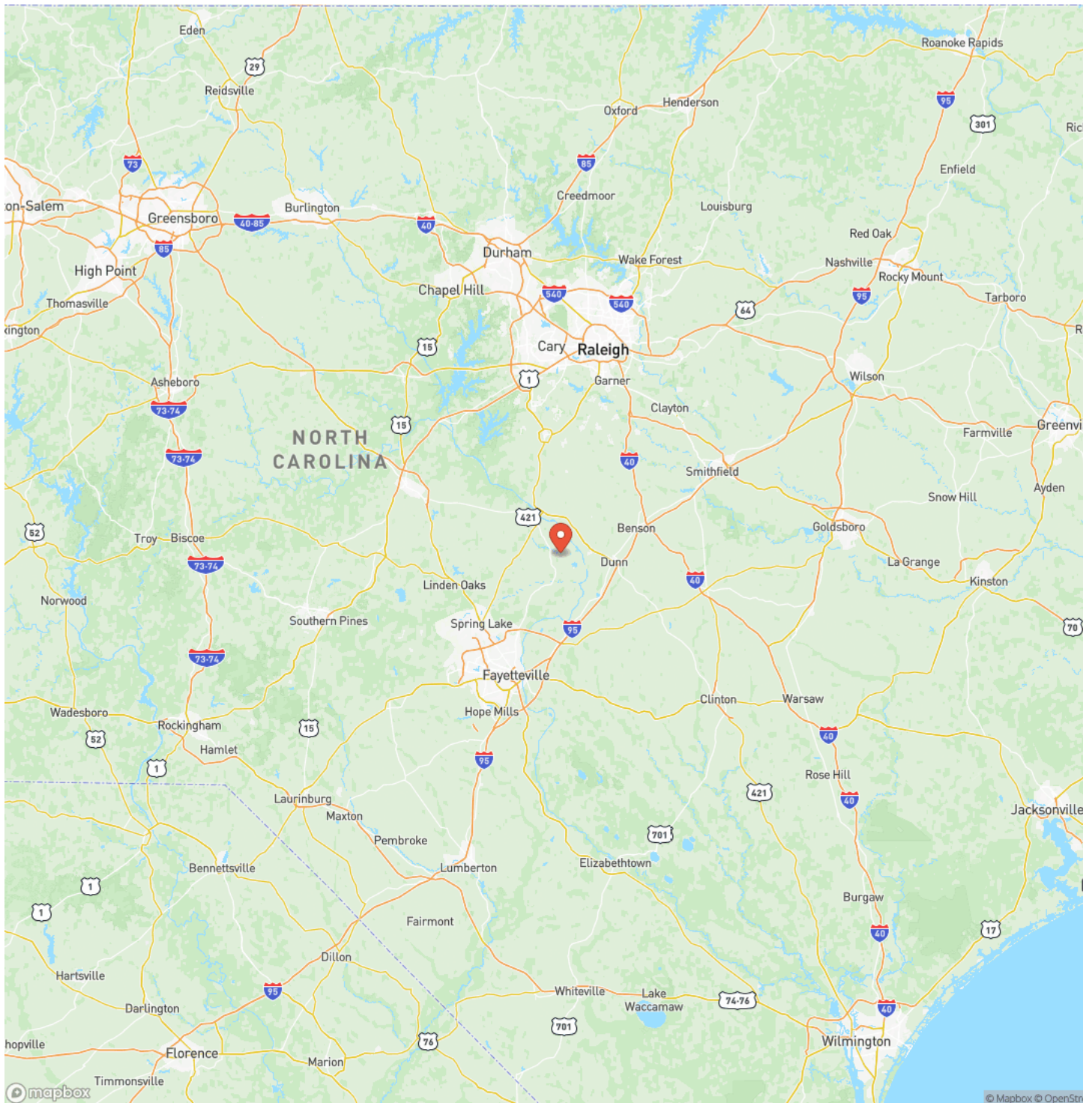
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Locator Map



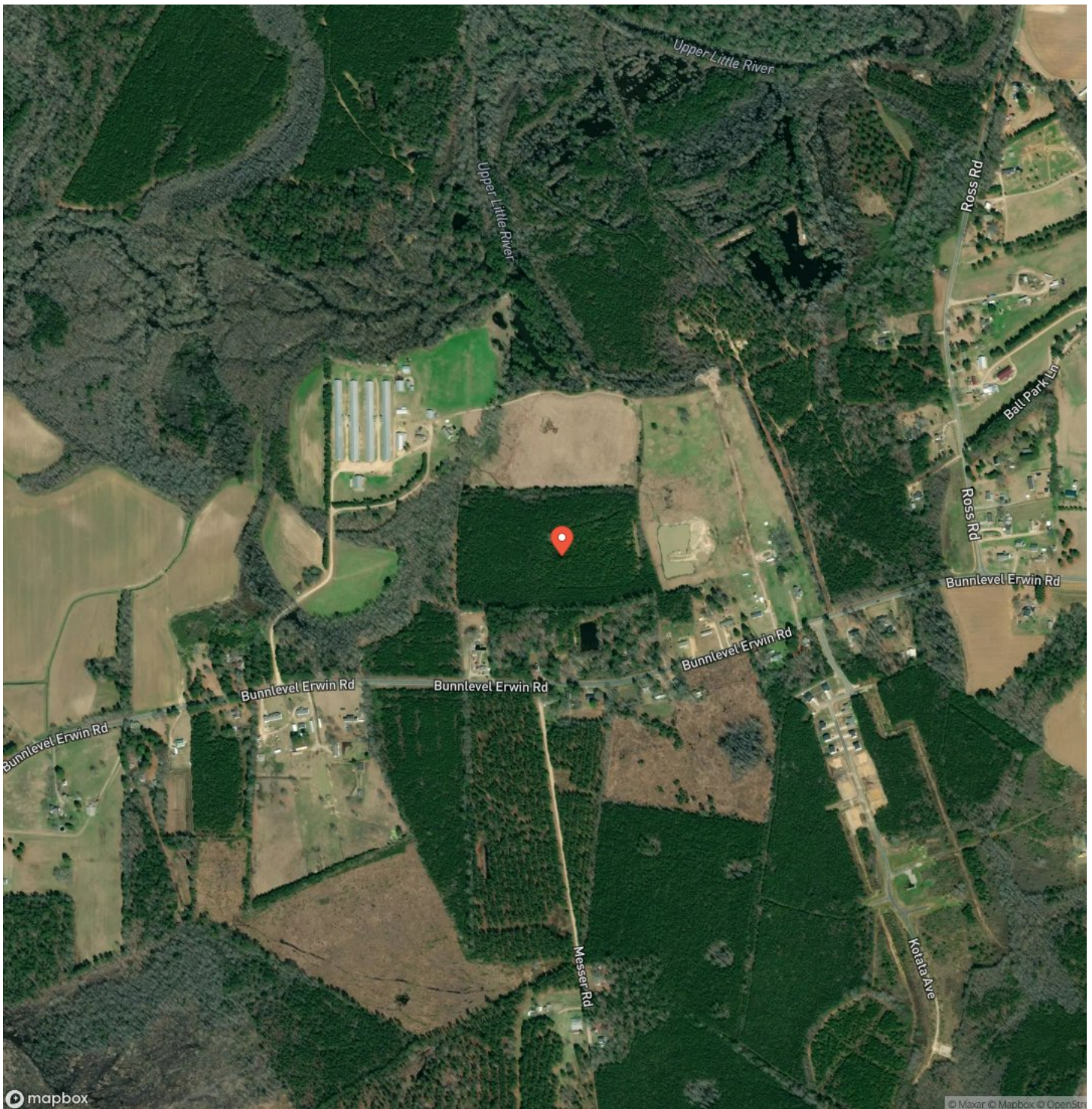
Locator Map



MORE INFO ONLINE:

www.myncland.com

Satellite Map



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LISTING REPRESENTATIVE

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City / State / Zip

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NOTES

This image shows a single sheet of white paper with ten evenly spaced horizontal black lines. The lines run across the width of the page, leaving small margins at the top and bottom. There are no vertical lines or other markings on the paper.

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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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