

UPDATED!! 175 North Berne Landing Road
175 North Berne Landing Road
New Bern, NC 28560

\$48,500
3.53± Acres
Craven County



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New Bern, NC / Craven County**

SUMMARY

Address

175 North Berne Landing Road

City, State Zip

New Bern, NC 28560

County

Craven County

Type

Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

35.10919 / -76.93477

Acreage

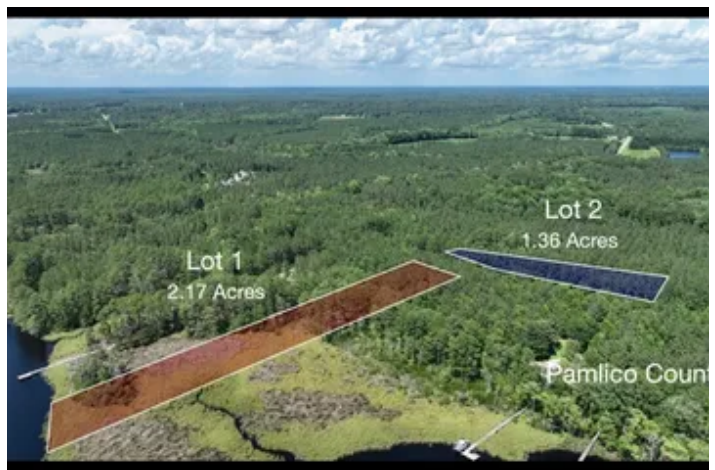
3.53

Price

\$48,500

Property Website

<https://www.mossoakproperties.com/property/updated-175-north-berne-landing-road/craven/north-carolina/84771/>



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PROPERTY DESCRIPTION

Whether You're Interested in Outdoor Enjoyment or Simply Soaking in the Peaceful Coastal Atmosphere, this Beautiful Property Located Along Upper Broad Creek Offers a Scenic and Inviting Spot to Build your Dream Home! Seller Financing Available!

3.53 acres of residential creek front land for sale in Pamlico County, NC! This unique residential property located along Upper Broad Creek is a must-see! From fishing and kayaking along the tranquil creek waters, exploring scenic marshlands teeming with birds and wildlife, or launching a boat for quick access to the Neuse River and Pamlico Sound, this area is perfect for anyone looking to enjoy recreation and relaxation surrounded by nature. Seller financing available!

Situated within the Mariner's Landing Subdivision, this property includes two lots, 9 and 9A, positioned across from one another on North Berne Landing Road, which ends in a cul-de-sac. Please note, these lots are subject to certain encumbrances. For details regarding specific restrictions, please refer to the Declaration of Covenants, Reservations, and Restrictions of Mariners Landing on file.

The tract located on the left side of the road, identified as lot 9, is about 2.17 acres and features 100+/- feet of road frontage along North Berne Landing Road, and 110+/- feet of frontage on Upper Broad Creek. Given its location adjacent to Upper Broad Creek, part of lot 9 includes wetlands and may contain surface water at times. The entire parcel lies within the FEMA 100-year floodplain. Much of the lot consists of protected 404 wetlands, with a conservation area running along the creek. The topography is level, with roughly half covered in marsh grasses and the other half featuring pine timber with a few scattered hardwoods.

The tract on the right side of North Berne Landing Road, identified as Lot 9A, spans approximately 1.36 acres and features 515+/- feet of road frontage. Lot 9A lies entirely within the FEMA 100-year floodplain, with its lower southern portion extending into the FEMA 500-year floodplain. Unlike Lot 9, this parcel does not contain surface water, though a small area along the northern boundary is classified as protected 404 wetlands. The terrain is level, primarily planted in pines, with a few hardwoods located near the 404 wetland area.

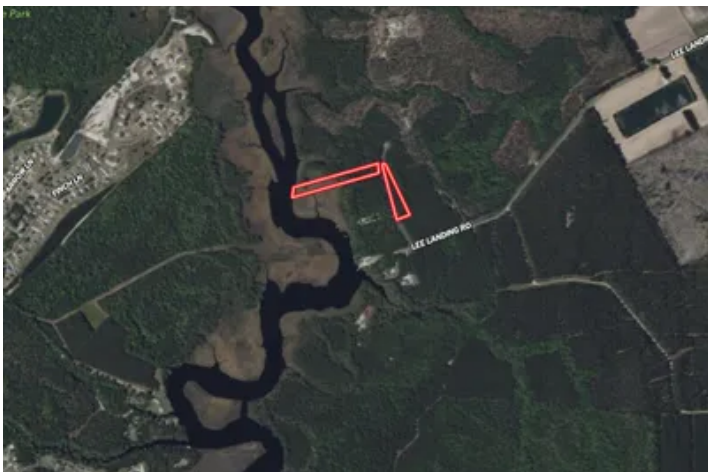
Additionally, a 20x30-foot drainage easement can be located near the northern property line, close to where Lot 9's road frontage begins across the street, along North Berne Landing Road. A 35-foot easement, beginning about 130 feet from the eastern property boundary, provides access to the Weyerhaeuser parcel located behind Lot 9A. A site suitability study completed in April 2025 determined that there is sufficient area within Lot 9A to install a conventional septic system to serve a 3-bedroom dwelling on the property. This soil report is available upon request and is provided to assist the permitting authority in evaluating the site.

From the property, you are about 18 minutes from New Bern (13 miles), 30 minutes from Vanceboro (24 miles), 50 minutes from Washington (40 miles), and just a little over an hour from Greenville, NC. For those with recreational interests, Latham-Whitehurst Nature Park is just a short 12 minute drive down the road (10 miles), and Lees Landing NCWRC Boating Access Area is also located within walking distance, perfect for a short fishing trip or day out on the water!

For more information on this and other land for sale in Pamlico County, contact Morgan Ingram at [919-429-1139](tel:919-429-1139) or by email at mingram@mossyoakproperties.com, or visit landandfarmsrealty.com.



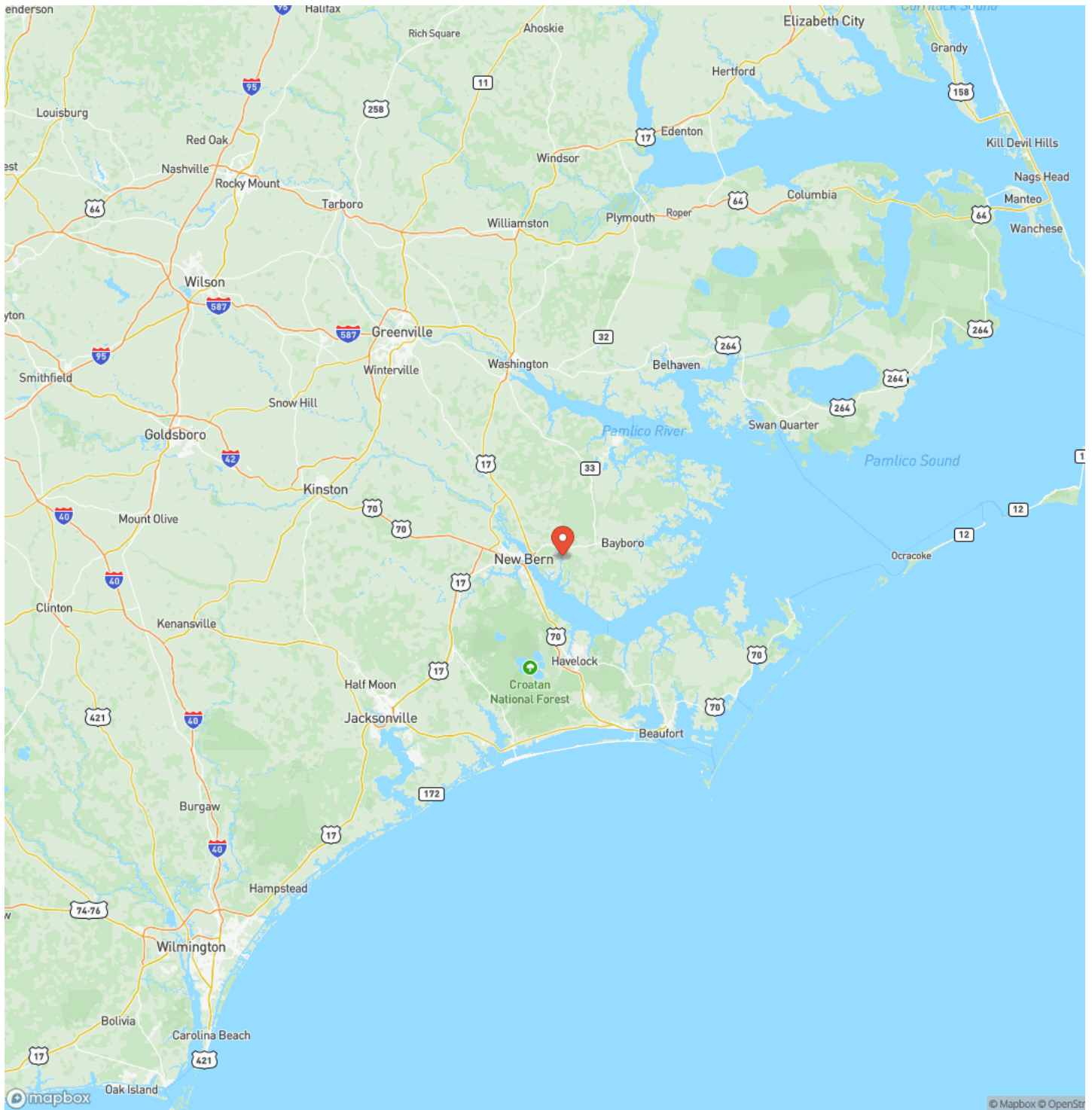
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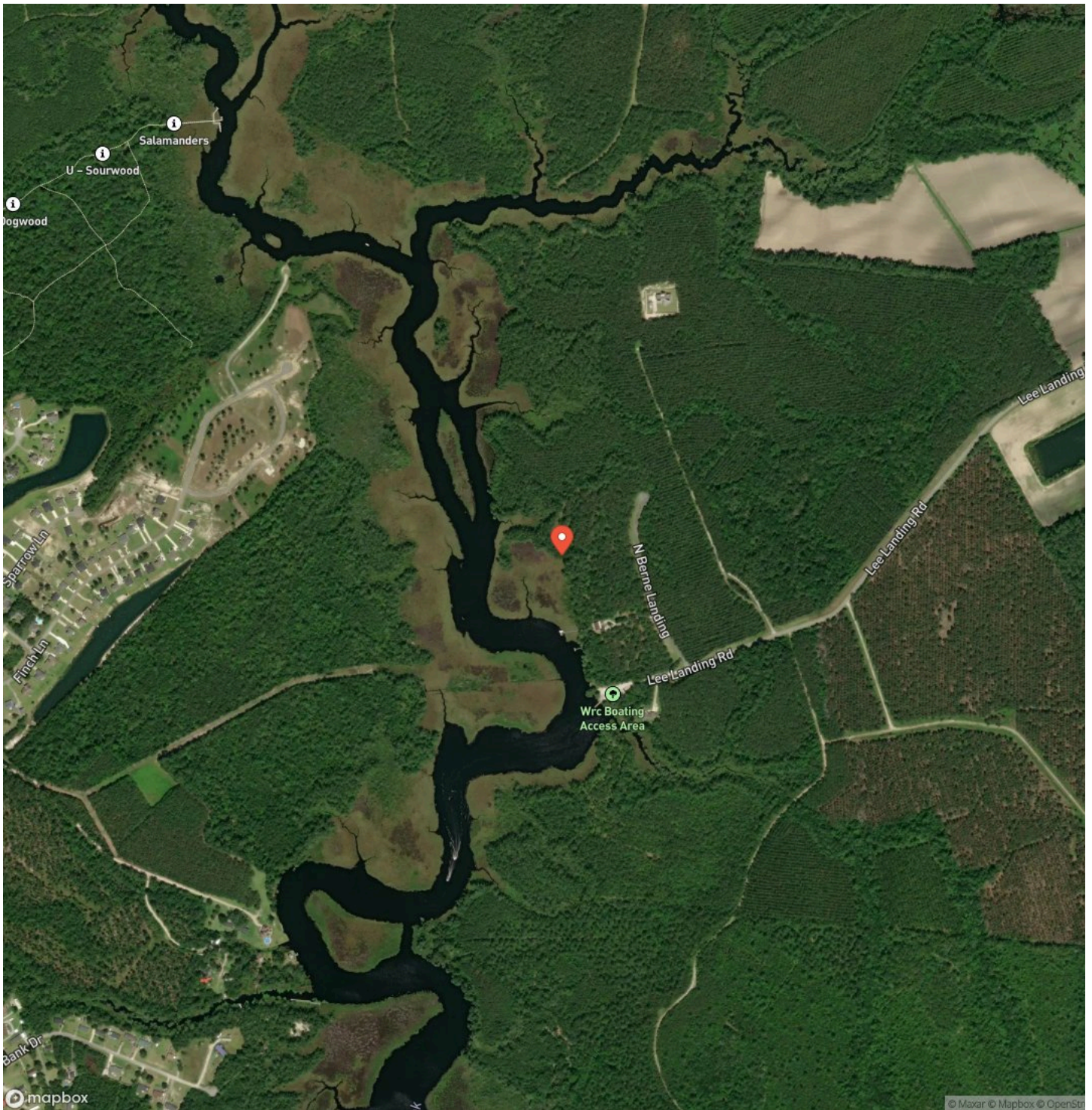
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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