

ANN ROAD - LUMBER RIVER TRACT
State Road 2244
Orrum, NC 28369

\$1,008,150
517± Acres
Robeson County



ANN ROAD - LUMBER RIVER TRACT
Orrum, NC / Robeson County

SUMMARY

Address

State Road 2244

City, State Zip

Orrum, NC 28369

County

Robeson County

Type

Recreational Land

Latitude / Longitude

34.425124 / -78.984124

Acreage

517

Price

\$1,008,150

Property Website

<https://compasslandpartners.com/property/ann-road-lumber-river-tract-robeson-north-carolina/92402/>



ANN ROAD - LUMBER RIVER TRACT

Orrum, NC / Robeson County

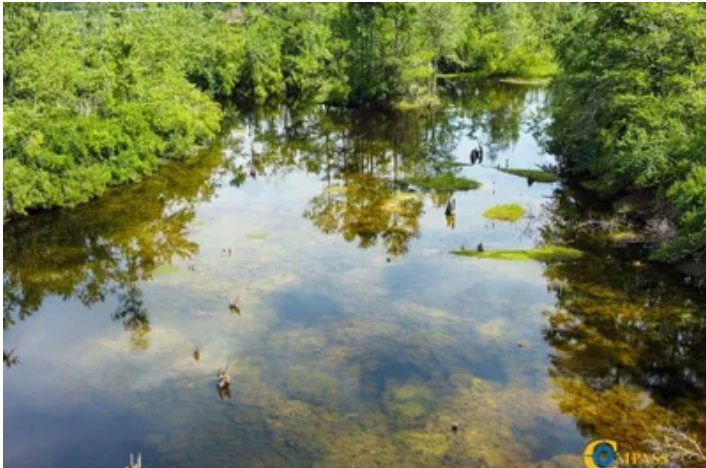
PROPERTY DESCRIPTION

Welcome to the Ann Road - Lumber River Tract, an expansive 517-acre property located in the tranquil setting of Orrum, North Carolina. Just a short 25-minute drive from the city of Lumberton, NC, and a picturesque one-hour journey from Fayetteville, this tract offers a harmonious blend of rural serenity and accessibility. With convenient access and frontage on State Road 2244, this property not only ensures ease of use but also presents a captivating landscape.

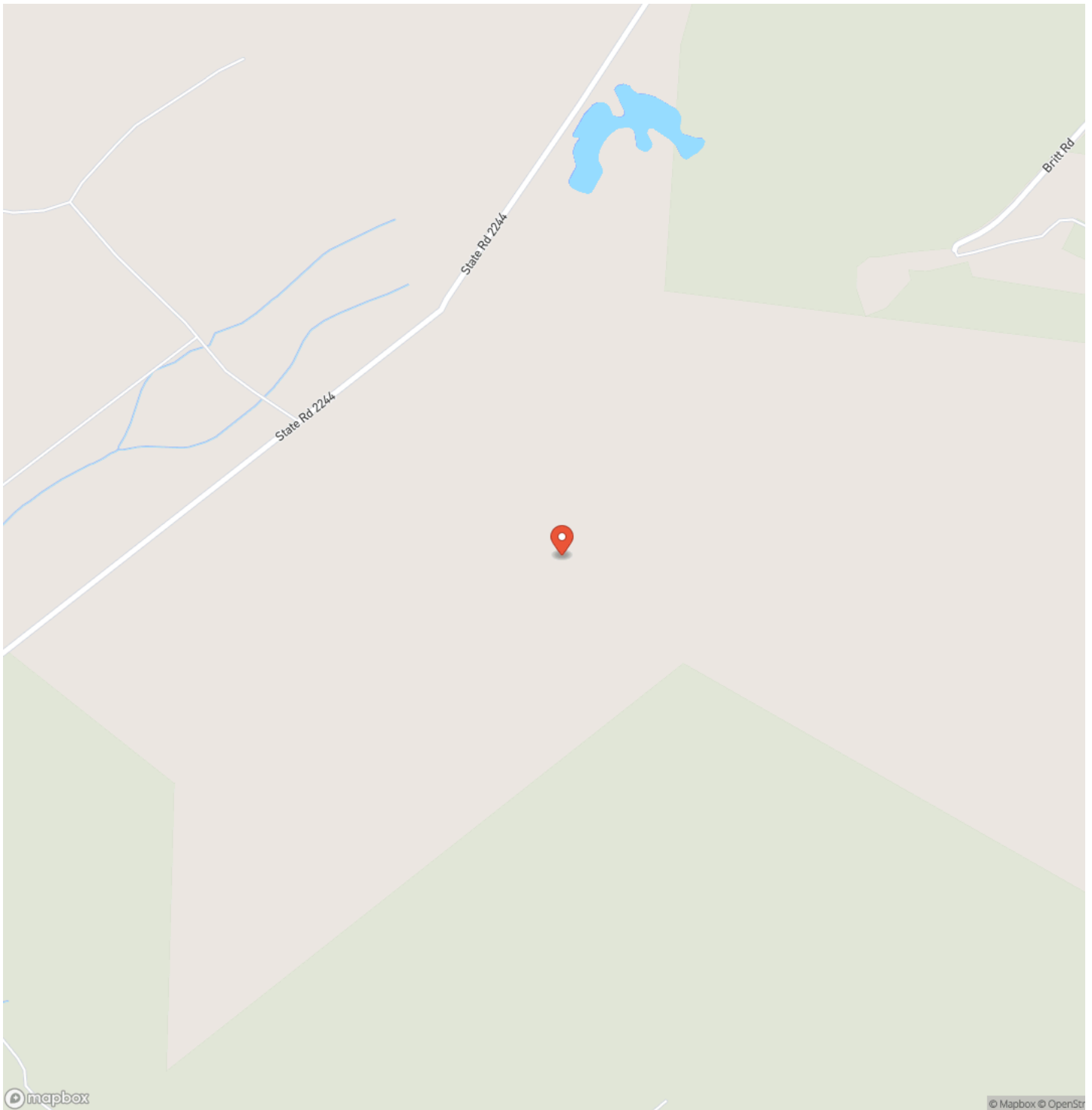
The Ann Road - Lumber River Tract is a versatile property with a rich tapestry of potential uses. Primarily a timber tract, it features a lush forest of loblolly pine plantation and recently cut hardwood, making it an appealing investment opportunity for timber investors. Over a mile of frontage graces the scenic Lumber River, providing a serene and picturesque backdrop for fishing and hunting. The presence of internal roads meandering through the property simplifies access for various activities, whether you're a nature enthusiast seeking a serene escape or an astute investor looking to maximize the potential of this expansive and charming North Carolina terrain.



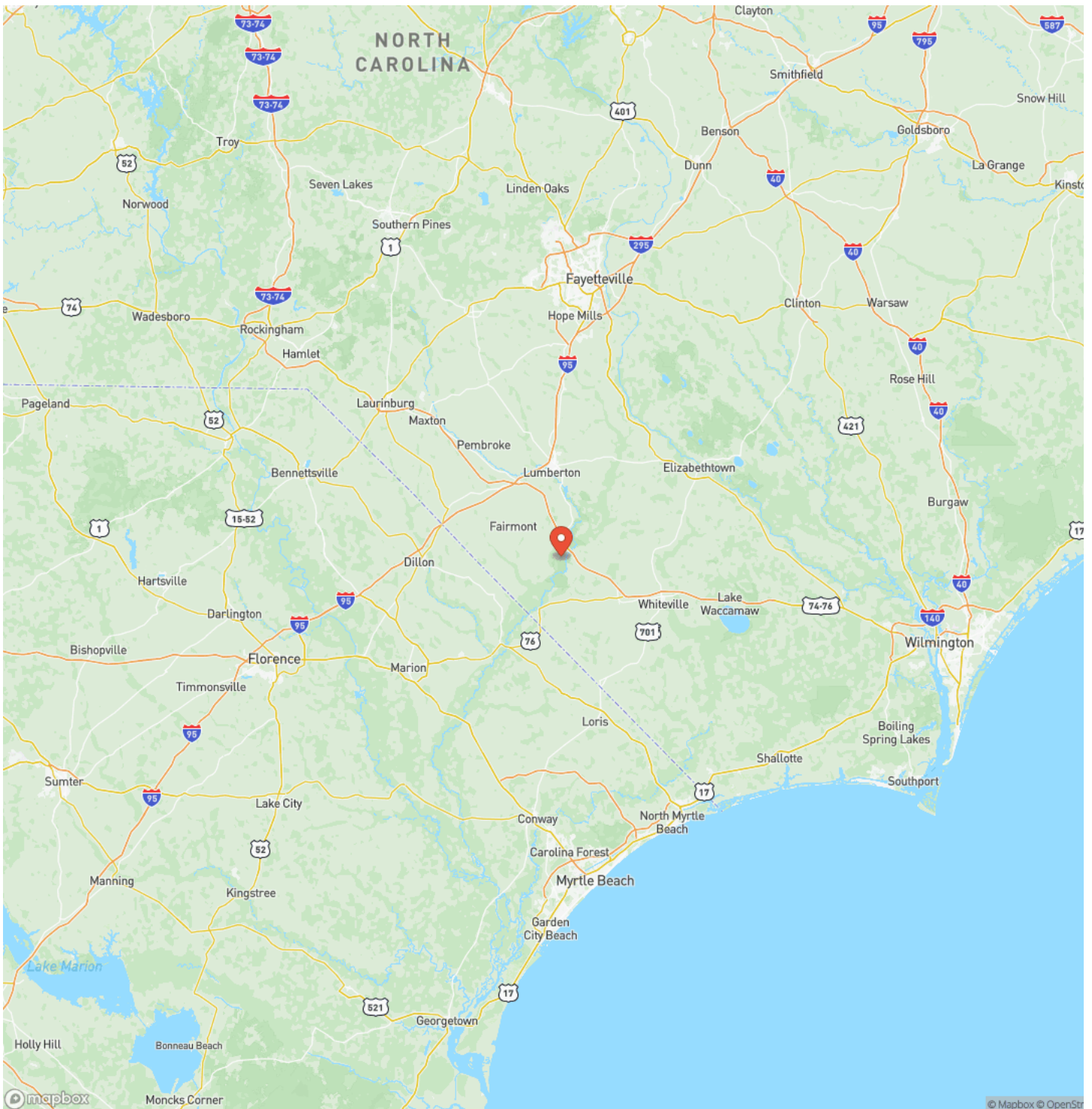
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Locator Map



Locator Map



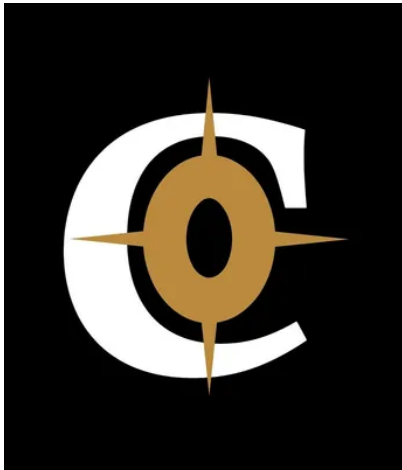
Satellite Map



ANN ROAD - LUMBER RIVER TRACT
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LISTING REPRESENTATIVE

For more information contact:



Representative

Compass South Land Sales

Mobile

(800) 731-2278

Office

(843) 538-6814

Email

landsales@compasssouth.com

Address

452 Upchurch Ln

City / State / Zip

NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://compasslandpartners.com/>

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.



Compass Land Partners
452 Upchurch Ln
Walterboro, SC 29488
(800) 731-2278
<https://compasslandpartners.com/>

