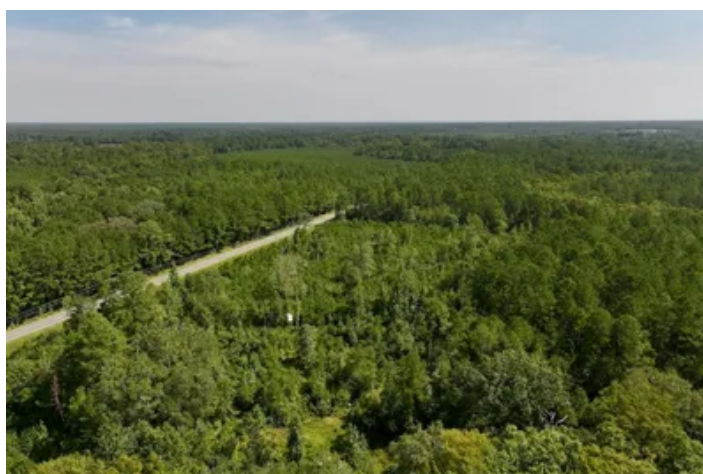
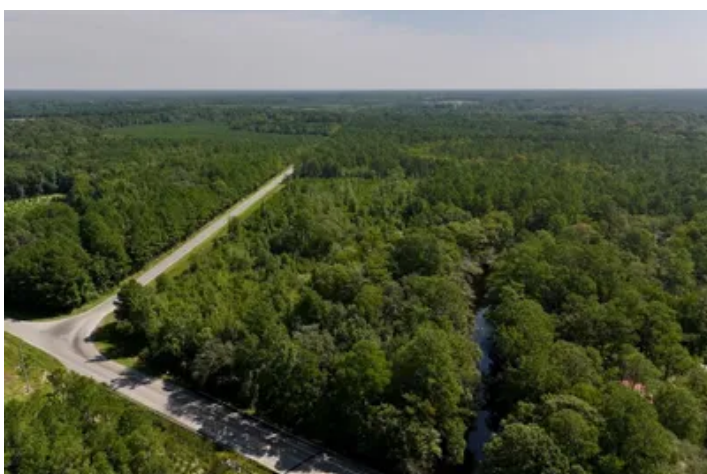


**UNDER CONTRACT!! 12.02 Acres of Waterfront
Recreational Land For Sale in Sampson County, NC!
Off of W Magnolia Lisbon Rd
Garland, NC 28441**

\$59,900
12.02± Acres
Sampson County



UNDER CONTRACT!! 12.02 Acres of Waterfront Recreational Land For Sale in Sampson County, NC!
Garland, NC / Sampson County

SUMMARY

Address

Off of W Magnolia Lisbon Rd

City, State Zip

Garland, NC 28441

County

Sampson County

Type

Hunting Land, Timberland, Recreational Land, Undeveloped Land, Riverfront

Latitude / Longitude

34.789032 / -78.321741

Acreage

12.02

Price

\$59,900

Property Website

<https://www.mossyoakproperties.com/property/under-contract-12-02-acres-of-waterfront-recreational-land-for-sale-in-sampson-county-nc-sampson-north-carolina/115007/>



UNDER CONTRACT!! 12.02 Acres of Waterfront Recreational Land For Sale in Sampson County, NC! Garland, NC / Sampson County

PROPERTY DESCRIPTION

12.02 acres of waterfront land in Sampson County with over 1,400 feet of road frontage and frontage along Great Coharie Creek, an extension of the Black River. Located on the corner of W Magnolia Lisbon Rd and Hwy 903, this property offers hunting, fishing, recreation, and easy access to the creek.

Discover your own private outdoor retreat with this beautiful 12.02-acre waterfront property in Sampson County, North Carolina. This property offers a great mix of water frontage, hunting, recreation, and easy access to the outdoors. Located on the corner of W Magnolia Lisbon Rd and Hwy 903, the property has over 1,400 feet of road frontage, giving you plenty of access and options for future use.

The property also has frontage along Great Coharie Creek, an extension of the Black River. A 50-foot easement on the eastern end of the property is cleared and accessible and runs all the way to the creek, providing an easy way to reach the water. The creek offers opportunities for fishing, kayaking, canoeing, wildlife watching, and enjoying the outdoors.

With its mix of natural habitat and water access, the property offers opportunities for deer, turkey, duck, and other wildlife hunting. It could also make a great location for camping, hiking, ATV riding, a hunting camp, or a family weekend getaway.

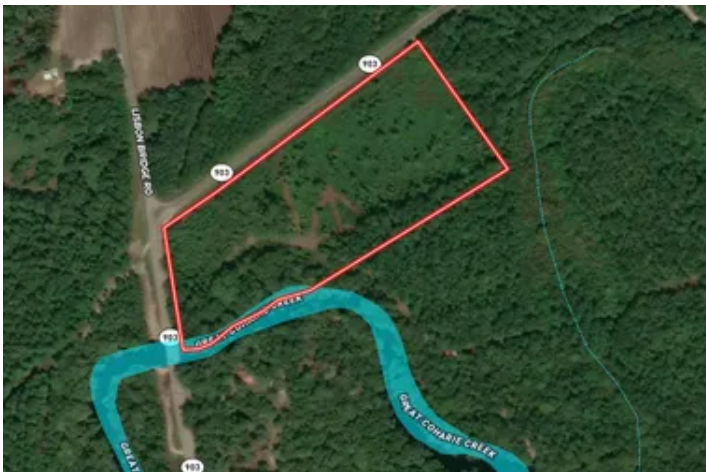
The location provides a peaceful setting while still being within driving distance of Clinton, Wilmington, and the North Carolina coast. Enjoy trips to Wrightsville Beach, Carolina Beach, Kure Beach, Fort Fisher, Topsail Island, Surf City, and White Lake. Wilmington also offers waterfront dining, shopping, and entertainment.

There is a gravesite located on the property. This gravesite must be disclosed to potential buyers, and its location is shown on the survey plat included in the property documents.

This 12 acre Sampson County property offers a great combination of river frontage, hunting, fishing, recreation, privacy, and access to the North Carolina coast. If you've been looking for an affordable piece of North Carolina land where you can hunt, fish, camp, and enjoy the outdoors, this riverfront property deserves a look.

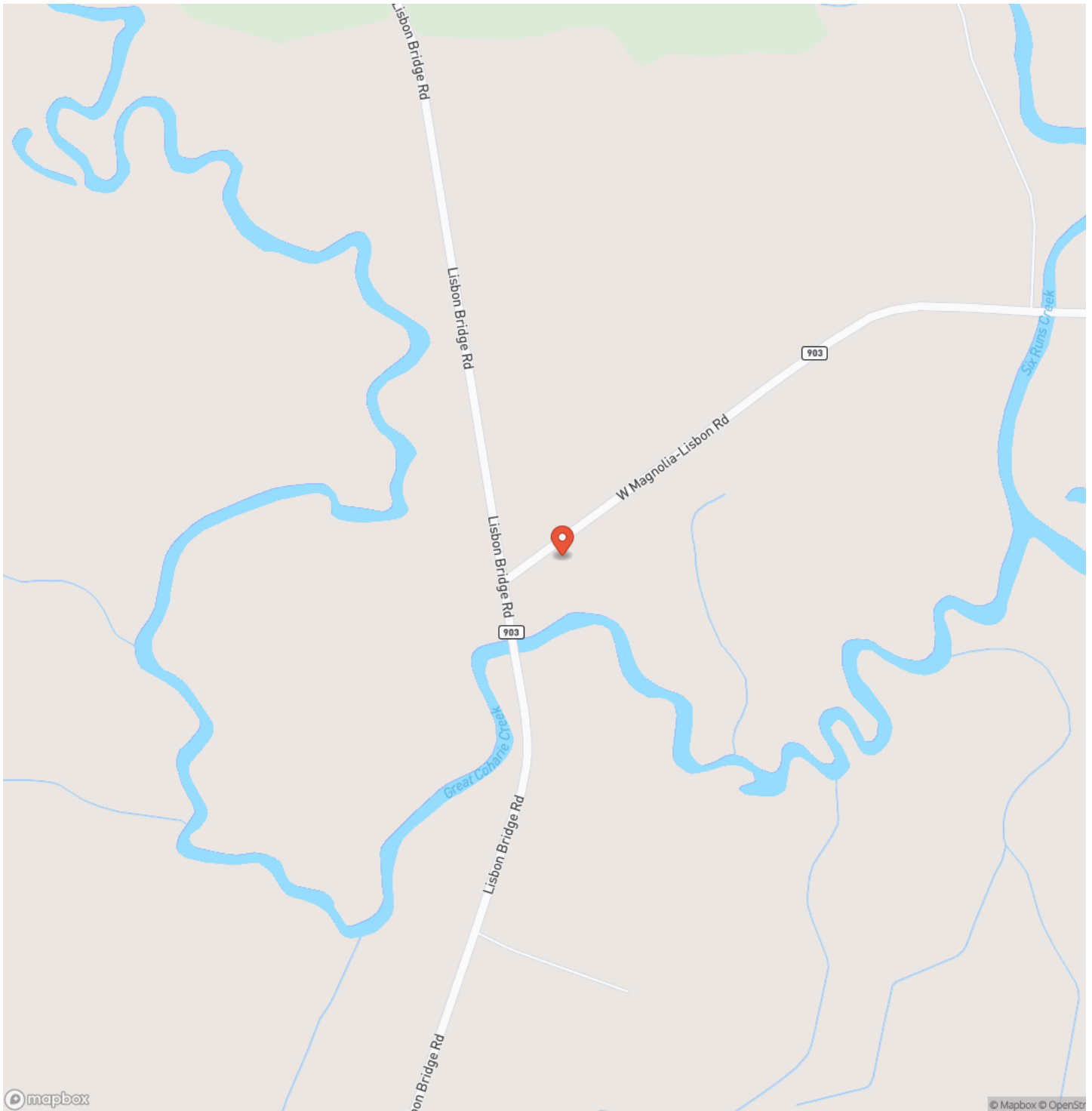
For more information on this and other land for sale in Sampson County, contact Chase Rogers at [910-612-4045](tel:910-612-4045) or by email at chaser@mossyoakproperties.com, or visit landandfarmsrealty.com.

**UNDER CONTRACT!! 12.02 Acres of Waterfront Recreational Land For Sale in Sampson County, NC!
Garland, NC / Sampson County**



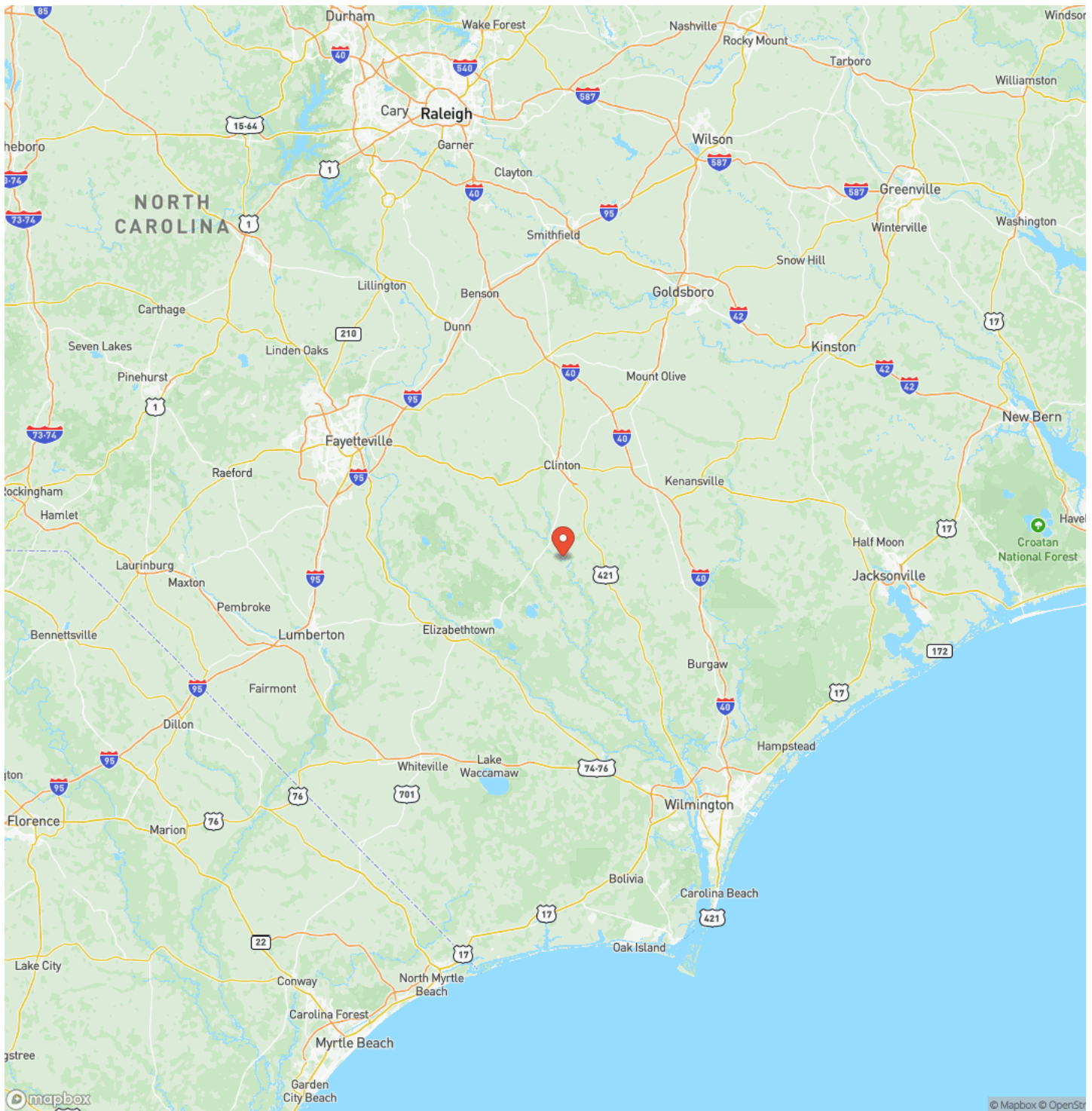
UNDER CONTRACT!! 12.02 Acres of Waterfront Recreational Land For Sale in Sampson County, NC!
Garland, NC / Sampson County

Locator Map



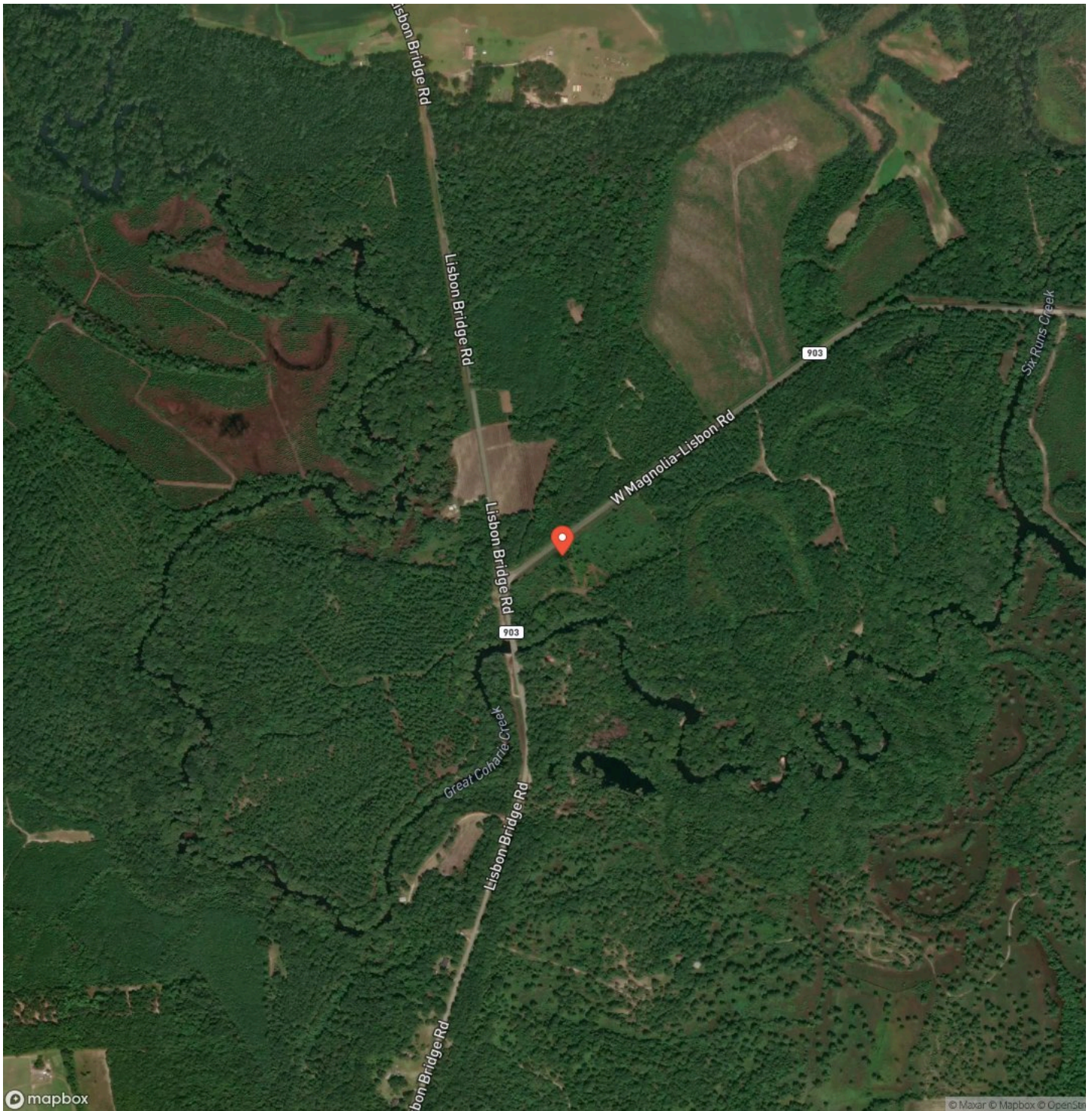
UNDER CONTRACT!! 12.02 Acres of Waterfront Recreational Land For Sale in Sampson County, NC!
Garland, NC / Sampson County

Locator Map



UNDER CONTRACT!! 12.02 Acres of Waterfront Recreational Land For Sale in Sampson County, NC!
Garland, NC / Sampson County

Satellite Map



UNDER CONTRACT!! 12.02 Acres of Waterfront Recreational Land For Sale in Sampson County, NC! Garland, NC / Sampson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chase Rogers

Mobile

(910) 612-4045

Office

(844) 480-5263

Email

chaser@mossyoakproperties.com

Address

626 Lewis Road

City / State / Zip

Fountain, NC 27829

NOTES

[illegible]

This image shows a single 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://www.mossyoakproperties.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.

Mossy Oak Properties Land and Farms Realty
101 Budleigh Street, Suite F
Manteo, NC 27954
(844) 480-5263
<https://www.mossyOakproperties.com/>

