



Tract B661 C-Brunswick County, NC-Bay Branch

89 Acres
Brunswick County, North Carolina
Property Price : \$264,775 or (\$2,975/acre)



Acreage:

89 +/- acres

General Description:

Located in Brunswick County, NC, is about 89 +/- acres of hunting and timberland. This property has a couple of different age classes of timber, consisting of 6 to 7-year-old loblolly pine and some mature hardwoods that run along Bay Branch. This property has a deeded easement for access off Exum Road and has a great road system throughout the property. This property needs a couple of food plots created due to the abundance of wildlife that roams the property. The wildlife includes whitetail deer, wild turkey, and several small game species. If you are looking for a piece of recreational property in the country, with good cashflow potential from the timber, and less than 30 minutes from the beaches, give this property a look.

Investment:

\$264,775 or (\$2,975/acre)

Tax ID:

0900002505

Agent:

Jamie Pierce
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Location/Directions:

From the intersection of Hwy 17 and 130, go west for 12 miles. Turn Right on Old King Rd. Go 1 mile, and turn left on King Town Rd. Go 800 ft and turn right on Little Prong Rd. Go 5 miles and property will be on the left.

Disclaimer: Property inspections shall be done during daylight hours. Seller and Advance Land and Timber, LLC in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, direct managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.

