

**UNDER CONTRACT!! 46.84 acres of
Development, Hunting, and Timberland
for Sale in Brunswick County NC!
Off Hwy 17
Bolivia, NC 28422**

\$600,000
46.840 +/- acres
Brunswick County





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Bolivia, NC / Brunswick County

SUMMARY

Address

Off Hwy 17

City, State Zip

Bolivia, NC 28422

County

Brunswick County

Type

Hunting Land, Timberland

Latitude / Longitude

34.0899 / -78.13

Acreage

46.840

Price

\$600,000

Property Website

<https://www.mossyoakproperties.com/property/under-contract-46-84-acres-of-development-hunting-and-timberland-for-sale-in-brunswick-county-nc-brunswick-north-carolina/23896/>



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Bolivia, NC / Brunswick County**

PROPERTY DESCRIPTION

With prime location in Brunswick County, this property offers many possibilities!

Located on Highway 17 near Bolivia in Brunswick County, North Carolina, is the ideal property for anyone looking for an investment opportunity or hunting tract. The Harris Swamp which borders the property offers a great water source for wildlife in the area. With the cleared land, a food plot could easily be planted to enhance the wildlife as well. The timber on this tract could also be cleared or cut to provide some additional income. With the perfect location, only 20 minutes from Wilmington and Southport and about 30 minutes from Shallotte, the property could potentially be developed. Also, with Highway 17 being a major thoroughfare to and from the beaches, a commercial property would thrive.

For a bird's eye view of this property, visit our "MapRight" mapping system. Copy and paste this link into your browser (<https://mapright.com/ranching/maps/96afab1bb831a7baf4b1b8c3617ddfe4/share>). This is an interactive map, so you can easily change the base layers to view aerial, topographic, infrared or street maps of the area.

To visit this property, download the free "MapRight" app, email the link above to your phone, open in iOS, open MapRight, click on car, click on To, Drop Pin, tap on Go and you will receive driving directions to property. Once you get to the property the link above will have the property lines and a blue dot showing your location.

Let Bud Cook, a Certified Land Specialist with Mossy Oak Properties/NC Land and Farms, connect you with the right piece of property that will fill your dreams and inspire your imagination. If you are looking to buy rural land in North Carolina or South Carolina, then working with Bud Cook is the natural choice.

For more information on this property or other premier properties in North Carolina and South Carolina, give Bud Cook a call at (910) 640-8784, e-mail Bud at budcook@mossyoakproperties.com , or visit his website at www.moplandandtree.com.



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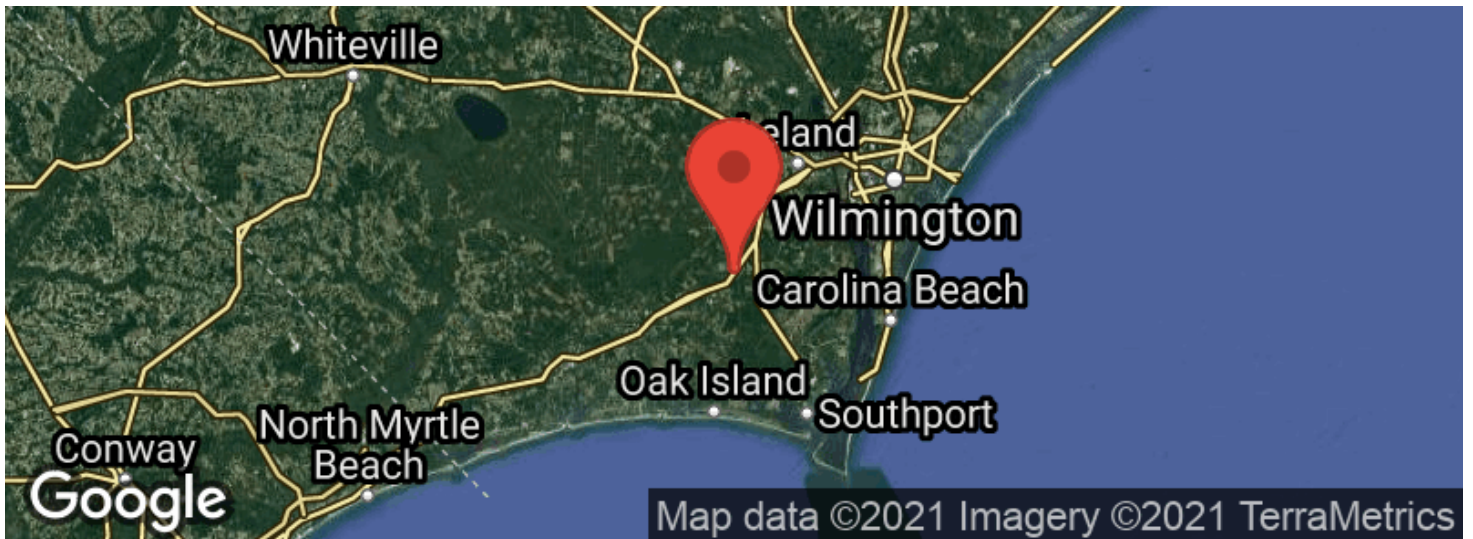
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Locator Maps



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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Bud Cook

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(910) 640-8784

Email

budcook@mossyoakproperties.com

Address

PO Box 85

City / State / Zip

Lake Waccamaw, NC 28450

NOTES



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



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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