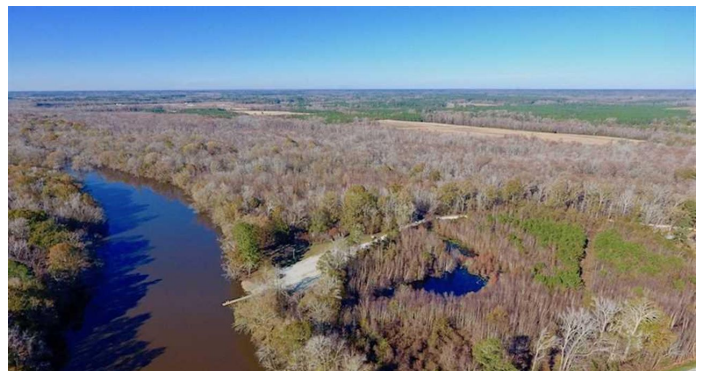
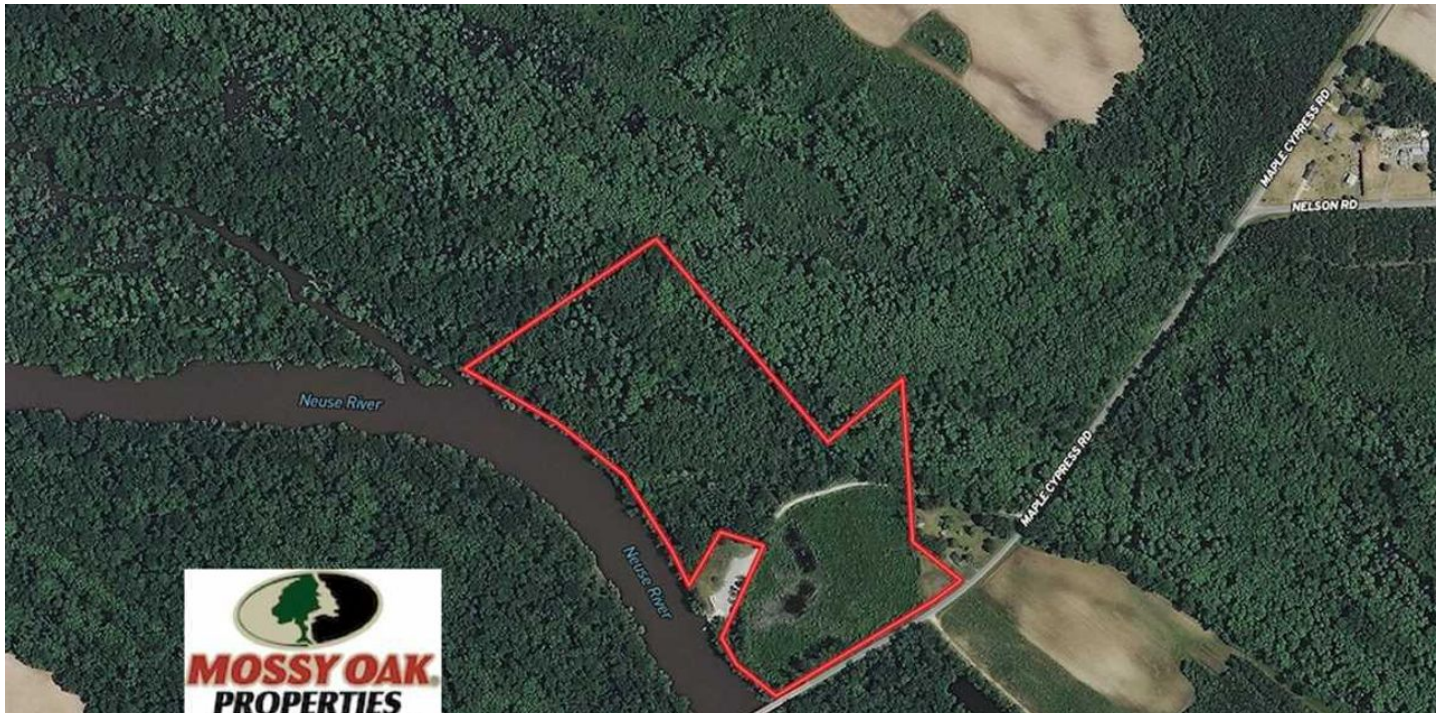


**UNDER CONTRACT!! 36.4 Acres of River
Front Hunting and Timber Land For Sale
in Craven County NC!
Off Maple Cypress Road
Dover, NC 28526**

\$35,000
36 +/- acres
Craven County



UNDER CONTRACT!! 36.4 Acres of River Front Hunting and Timber Land For Sale in Craven County NC!

Dover, NC / Craven County

SUMMARY

Address

Off Maple Cypress Road

City, State Zip

Dover, NC 28526

County

Craven County

Type

Recreational Land, Timberland

Latitude / Longitude

35.3144 / -77.3015

Acreage

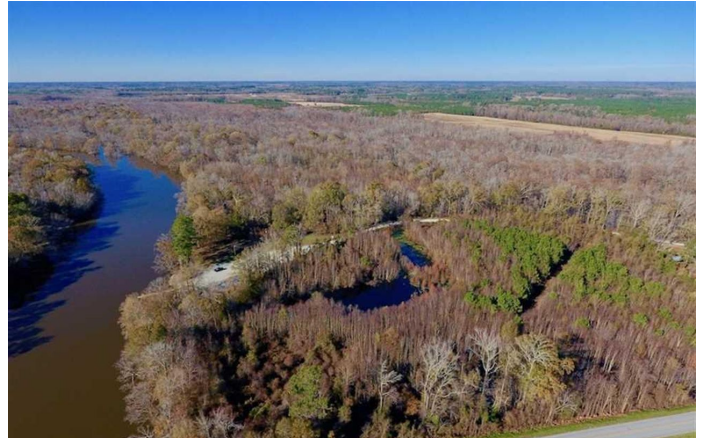
36

Price

\$35,000

Property Website

<https://mossyoakproperties.com/property/under-contract-36-4-acres-of-river-front-hunting-and-timber-land-for-sale-in-craven-county-nc-craven-north-carolina/13392/>



UNDER CONTRACT!! 36.4 Acres of River Front Hunting and Timber Land For Sale in Craven County NC!

Dover, NC / Craven County

PROPERTY DESCRIPTION

River Front Land with ample hunting and fishing opportunities! Plenty of road frontage and Neuse River Frontage! This tract makes for a fantastic and affordable recreational property!

36.4 Acres of River Front Hunting and Timber Land For Sale in Craven County, NC! This property has a ton to offer without breaking the bank! The property features 935 +/- feet of road frontage on Maple Cypress Road and 1,700 +/- feet of Neuse River Frontage. There is also a 0.65 acre opening at the corner of the lot bordering Maple Cypress Road that would be ideal for a home site, campsite, or a place to park a camper for a weekend of fishing and hunting.

The North Carolina Wildlife Resources Commission has a state-maintained boat landing that crosses through the property. You can spend the night on the property, step outside and have access to a well-maintained boat landing. There is also 25 acres +/- of mature timberland that borders the Neuse River. This land is subject to flooding when the water levels rise, but the flooded timber is a migratory waterfowl magnet. There are a number of places where you can set up and hunt waterfowl. Additionally, during the spring and fall months when the water levels are down, there are plenty of places to hunt deer, black bear, and turkey. There are a number of mature bald cypress, tulip poplars, and various species of oaks. Even if you're not using a boat to fish, there are plenty of places along the river that offer fishing opportunities.

The Neuse River forms at the confluence of the Eno and Flat Rivers and flows southeasterly for 242 miles where it enters the Pamlico Sound below New Bern. It supports abundant and varied fresh and brackish water sport fisheries. Both commercial and sport fisheries exist in the Neuse River below New Bern for striped bass, southern flounder, Atlantic croaker, spot, bluefish, gray trout and channel bass. Above New Bern, freshwater sport fisheries exist for largemouth bass, sunfish, catfish, and yellow and white perch. The variety of fish in the Neuse River (below New Bern) varies with salinity concentrations that change seasonally depending upon the amount of freshwater inflow and wind tides. The primary freshwater fishing area on the lower Neuse is between Streets Ferry and New Bern. Important tributaries below New Bern are the Trent River, Upper Broad Creek and Brices Creek. Some better fishing streams above New Bern are Swift, Bachelors, Contentnea and Turkey Quarter creeks.

Largemouth bass and sunfish are abundant in the river and its tributaries. Fishing with live bait (minnows, crickets and worms) and artificial lures is productive. Black crappie are among the most sought after fish in late fall and early spring and are fished for with live minnows primarily. Important



commercial and recreational sport fisheries exist for American and hickory shad in the Neuse during their spring spawning run. Prime areas for shad fishing include Pitch Kettle and Contentnea creeks above New Bern, with the peak season occurring between March and May. Striped bass fishing in the Neuse and Trent Rivers is best in the early spring and fall. Popular areas include the bridges near New Bern and in the deep holes in the Neuse and lower Trent. - https://www.ncwildlife.org/Fishing/Where-to-Fish/Fishing_Opps_in_the_Coastal_Region_of_NC

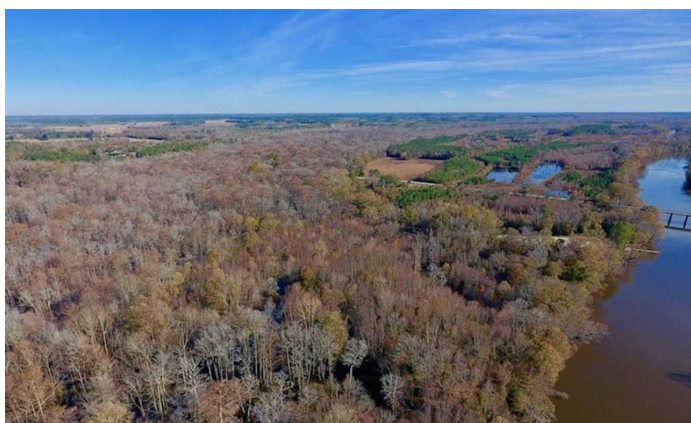
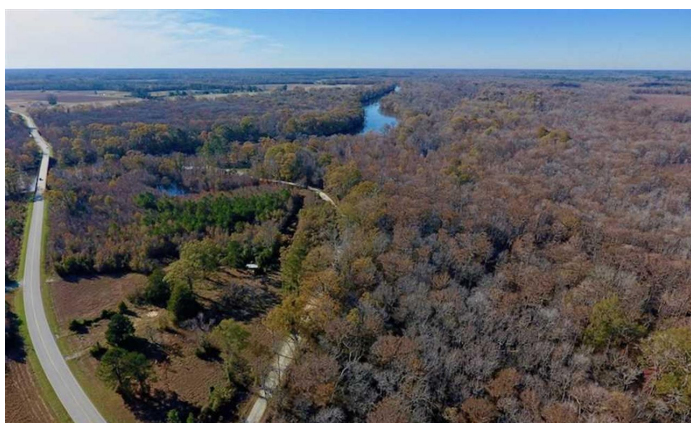
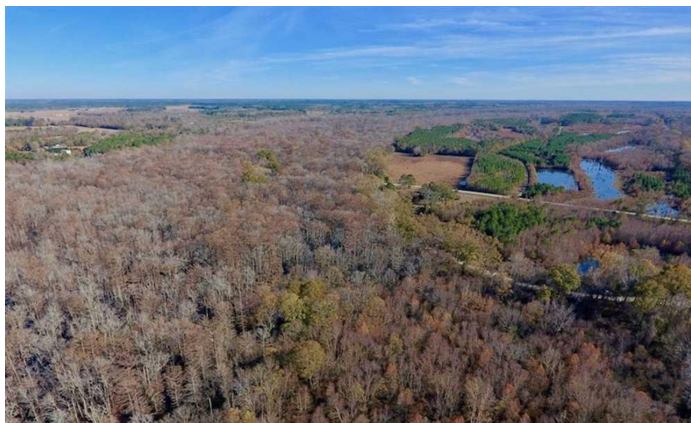
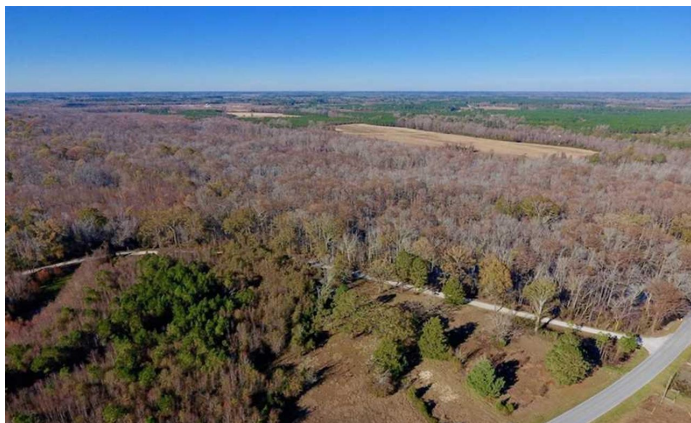
This ramp is Located a few miles north of Ft Barnwell, NC. This was my choice on my first Shad fishing trip for this year. The NCWRC has put in a new ramp and parking lot, which was very much needed. (<http://mackinnncblog.blogspot.com/2015/04/maple-cypress-landing-boat-ramp.html>)

For a birds eye view of the property visit our "MAPRIGHT mapping system. Simply copy and paste this link into your browser (<https://mapright.com/ranching/maps/bb9d89edf15b998cd40ae86849b125ea/share>) and then click on any of the icons to see photographs taken from those exact locations as well as drone photos taken from the air. Click around and change the base layers to view shaded relief or hydrology maps of the area.

For more information on this listing and other land for sale in this county, contact Billy McOwen at 252-305-6720 or by email at bmcowen@mossyoakproperties.com, or visit landandfarmsrealty.com



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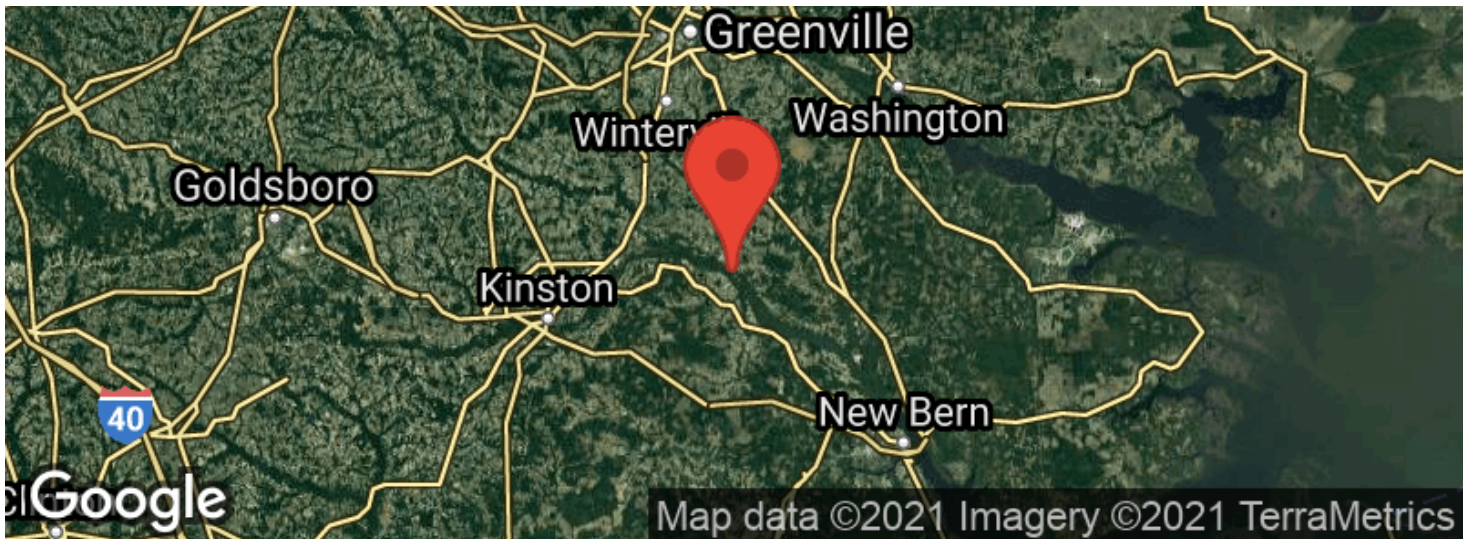
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Locator Maps



UNDER CONTRACT!! 36.4 Acres of River Front Hunting and Timber Land For Sale in Craven County NC!
Dover, NC / Craven County

Aerial Maps



UNDER CONTRACT!! 36.4 Acres of River Front Hunting and Timber Land For Sale in Craven County NC!
Dover, NC / Craven County

LISTING REPRESENTATIVE

For more information contact:



Representative

Billy McOwen

Mobile

(252) 305-6720

Email

bmcowen@mossyoakproperties.com

Address

101 Budleigh St, Suite F

City / State / Zip

Manteo, NC 27954

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.



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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