

**140 Acres of Commercial Farmland and Timberland for
Sale in Perquimans County NC!**
Off Ocean Highway
Hertford, NC 27944

\$850,000
140± Acres
Perquimans County



140 Acres of Commercial Farmland and Timberland for Sale in Perquimans County NC! Hertford, NC / Perquimans County

SUMMARY

Address

Off Ocean Highway

City, State Zip

Hertford, NC 27944

County

Perquimans County

Type

Hunting Land, Farms, Recreational Land, Undeveloped Land,
Business Opportunity

Latitude / Longitude

36.1164 / -76.5126

Acreage

140

Price

\$850,000

Property Website

<https://www.mossyoakproperties.com/property/140-acres-of-commercial-farmland-and-timberland-for-sale-in-perquimans-county-nc-perquimans-north-carolina/84489/>



140 Acres of Commercial Farmland and Timberland for Sale in Perquimans County NC! Hertford, NC / Perquimans County

PROPERTY DESCRIPTION

140 acre Investment Property Loaded with Potential Uses. Commercial, Industrial, Agricultural, Residential, Recreational and More! 2850 Feet of Frontage on Ocean Highway (Hwy 17). Excellent Visibility and High Traffic Counts. 68 Acres of Farmland and 72 Acres of Woodlands. Halfway Between Edenton NC and Hertford NC!

This 140 acre mixed use investment property is located in Perquimans County which is on the north side of the Albemarle Sound in the Northeastern region of North Carolina. It has 2850 feet of frontage on Ocean Highway S (Hwy 17). That's a substantial amount of visibility on the main north/south transportation artery in eastern North Carolina. There are multiple access points onto the property from the northbound lane and because of a crossover cut in the median, it can be accessed directly from the southbound lane as well. That's a huge asset for any of the multiple use possibilities available here. Truly an excellent location. It's almost exactly halfway between the coastal waterfront towns of Hertford and Edenton. Edenton has been voted one of the prettiest small towns in America. <https://wobx.com/2023/02/15/edenton-named-one-of-the-prettiest-small-towns-in-the-united-states/>

>Hertford, NC 6 Miles

>Edenton, NC 7 Miles

>Elizabeth City, NC 22 Miles

>Chesapeake, VA 58 Miles

>Greenville, NC 69 Miles

>Outer Banks, NC 70 Miles

The property is almost evenly split between farmland and woodland, 68 acres cleared and 72 acres wooded. The cleared land is productive farmland and is currently being farmed by the owner. As depicted on a map in the gallery, the first 500 feet of farmland along the highway is zoned for commercial and industrial uses which opens the door to a wide variety of uses besides agriculture. Among other things, the remaining cleared land has residential and recreational value as well.

The 72 acres of wooded land was clearcut and allowed to naturally regenerate. It's come back mostly in pines with many of the trees being in the 12' to 15' range. The possibility of a future timber harvest also adds to the investment value. 72 acres is ample space for multiple food plots and shooting lanes. There are high deer and turkey densities in the area and black bears, small game and plenty of doves if you like wing shooting.

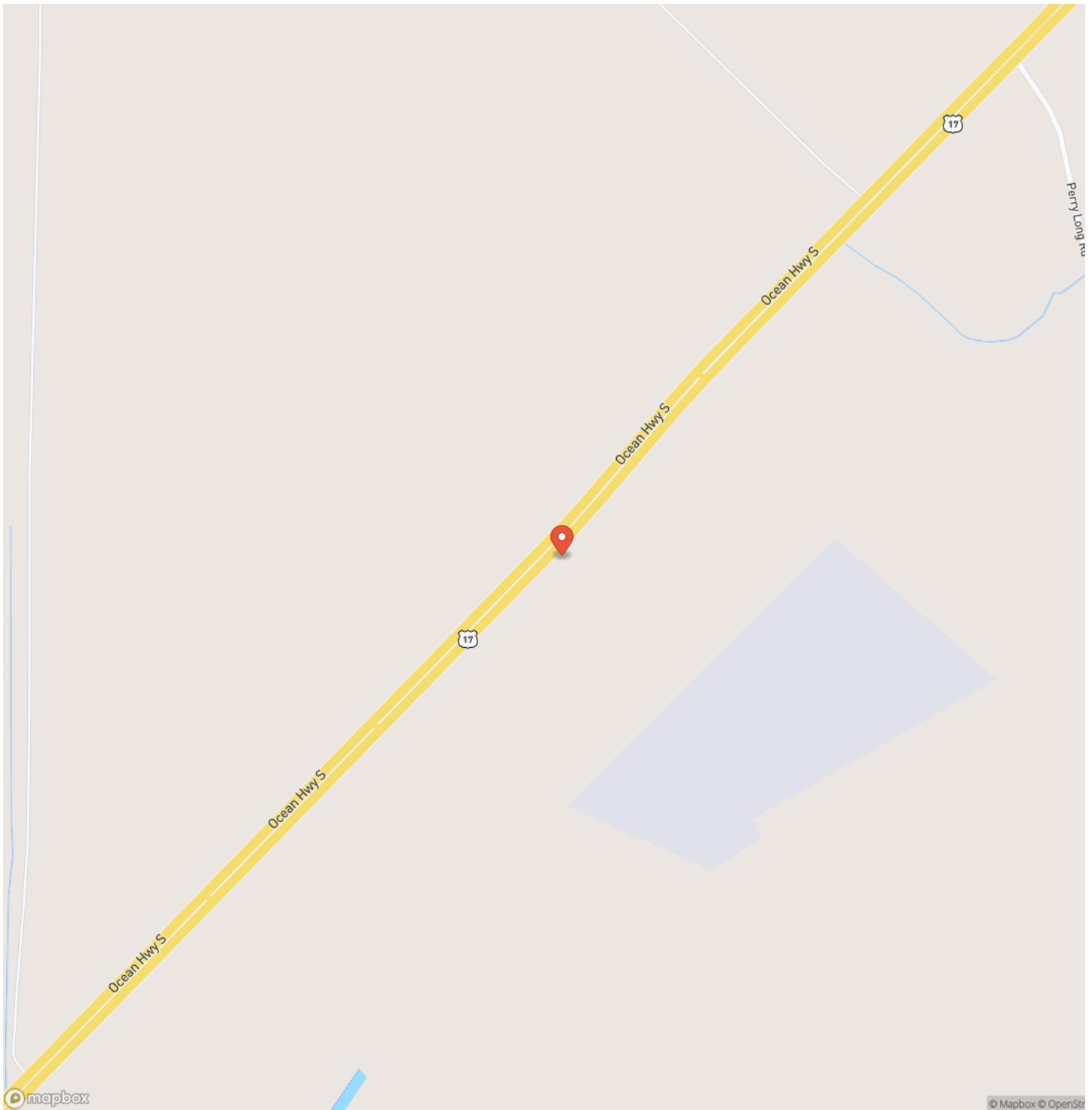
It's a clean slate. There are no buildings or improvements on the property. If you're looking for a piece of investment property in the path of progress I would love to sit down and talk with you about the many possibilities this tract has to offer.

For more information on this and other land for sale in Perquimans County, contact Bryan DeHart at [252-473-8632](tel:252-473-8632) or by email at bdehart@mossyoakproperties.com, or visit landandfarmsrealty.com.

140 Acres of Commercial Farmland and Timberland for Sale in Perquimans County NC!
Hertford, NC / Perquimans County

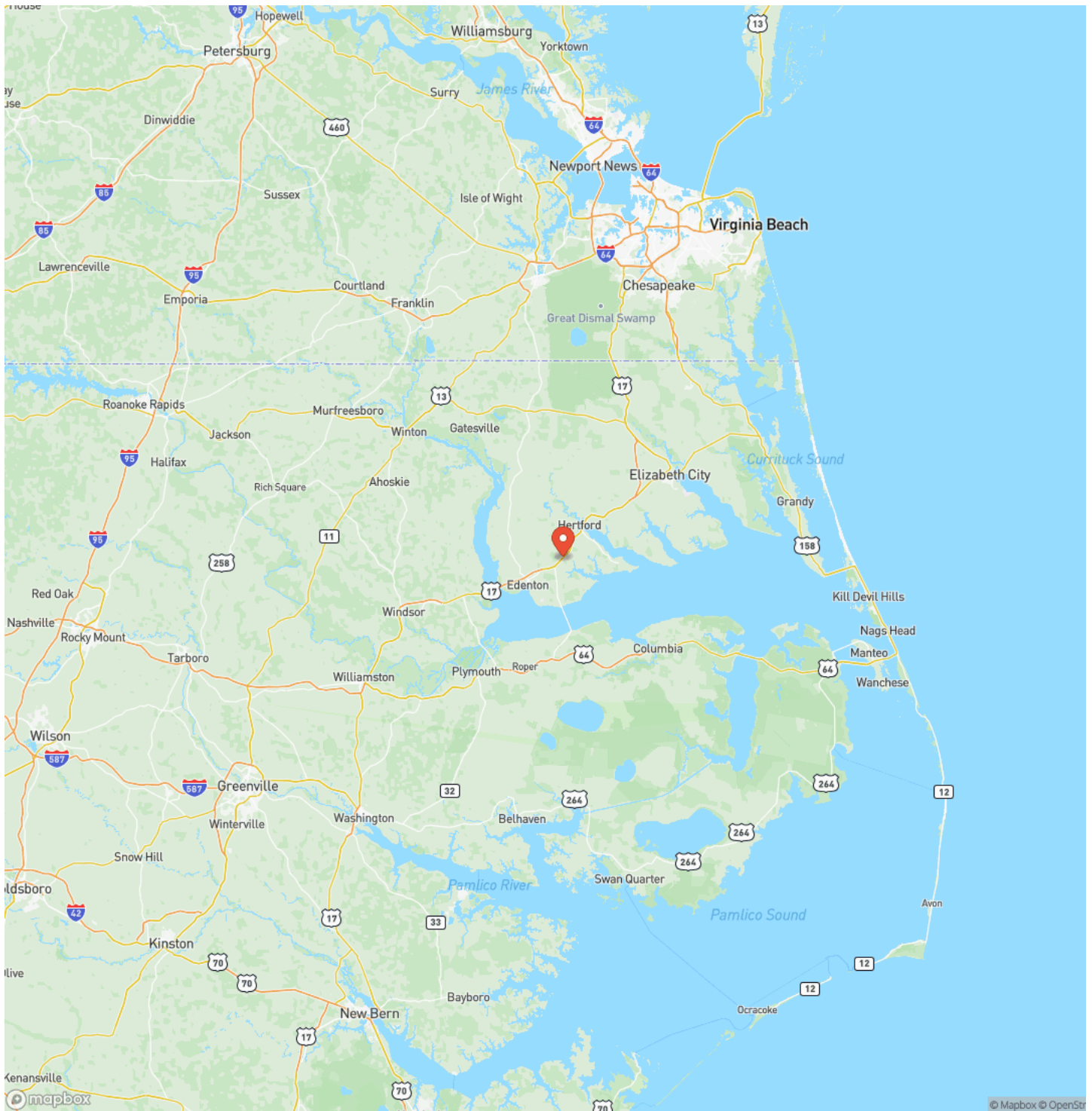


Locator Map

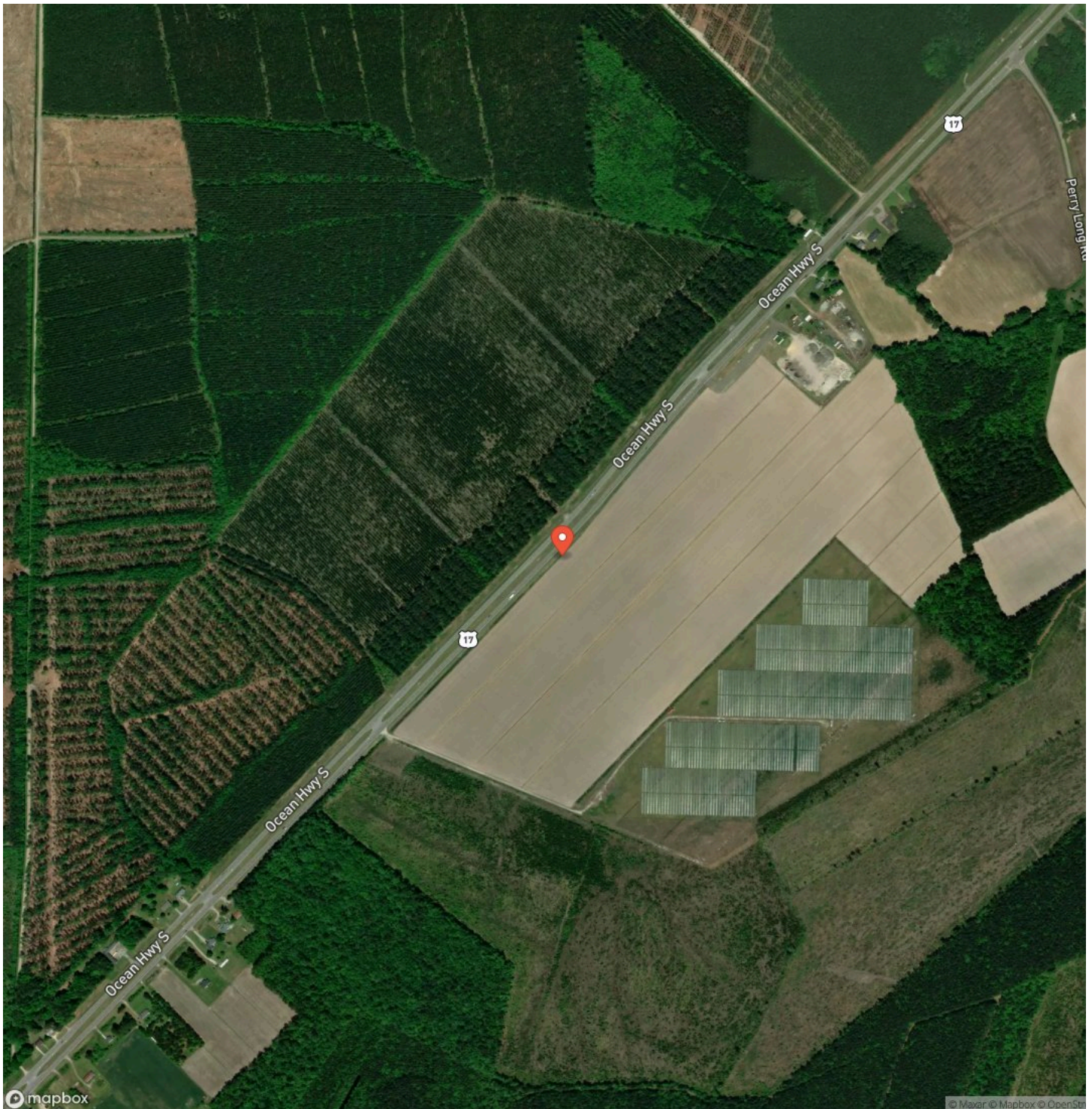


**140 Acres of Commercial Farmland and Timberland for Sale in Perquimans County NC!
Hertford, NC / Perquimans County**

Locator Map



Satellite Map



140 Acres of Commercial Farmland and Timberland for Sale in Perquimans County NC! Hertford, NC / Perquimans County

LISTING REPRESENTATIVE

For more information contact:



Representative

Bryan DeHart

Mobile

(252) 473-8632

Email

bdehart@mossyoakproperties.com

Address

626 Lewis Road

City / State / Zip

Fountain, NC 27859

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue 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/>

