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







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

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
www.mossyoakproperties.com







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.

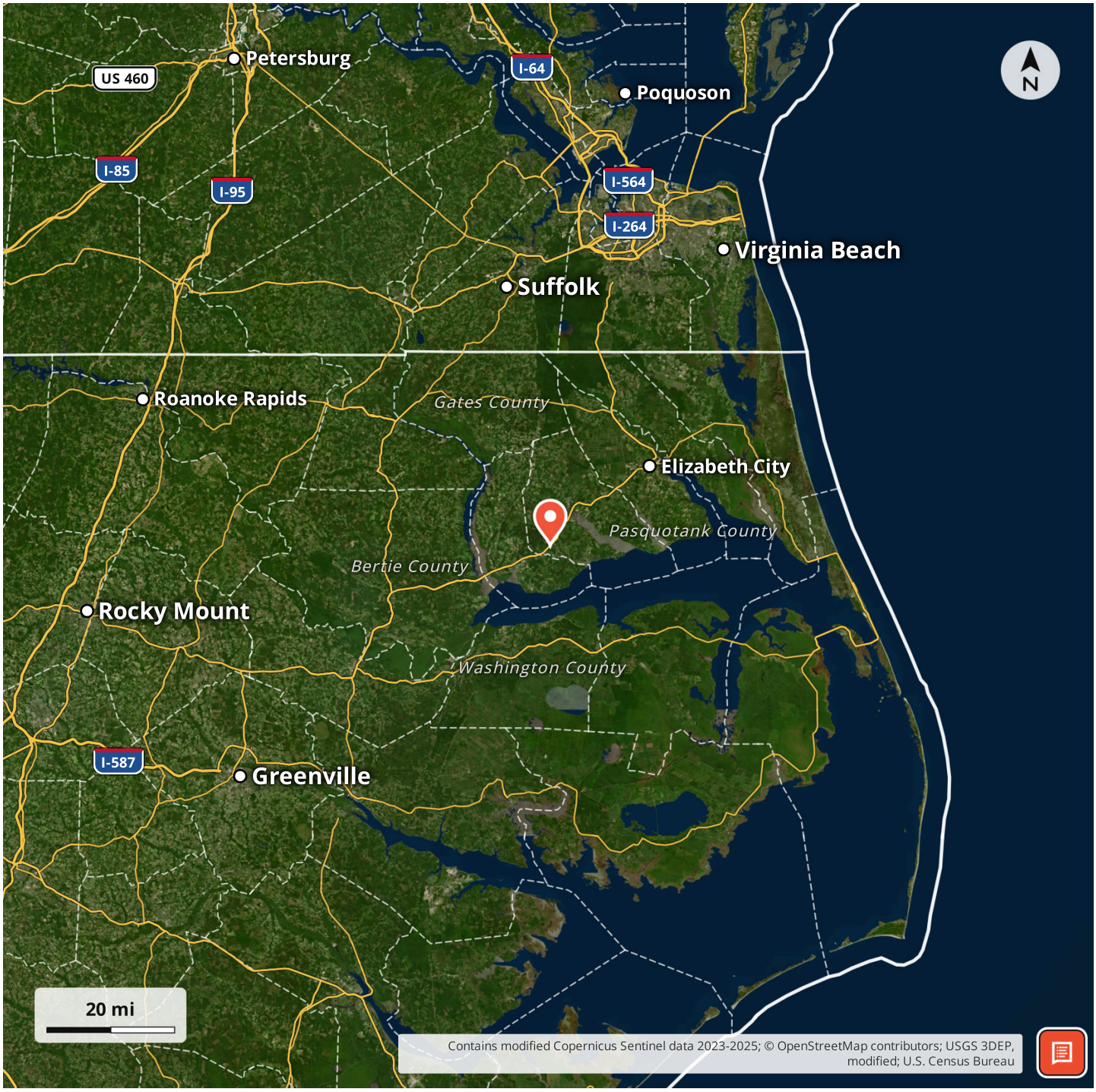
For more information on this and other land for sale in Perquimans County, contact Bryan DeHart at 252-473-8632 or by email at bdehart@mossyoakproperties.com, or visit landandfarmsrealty.com.



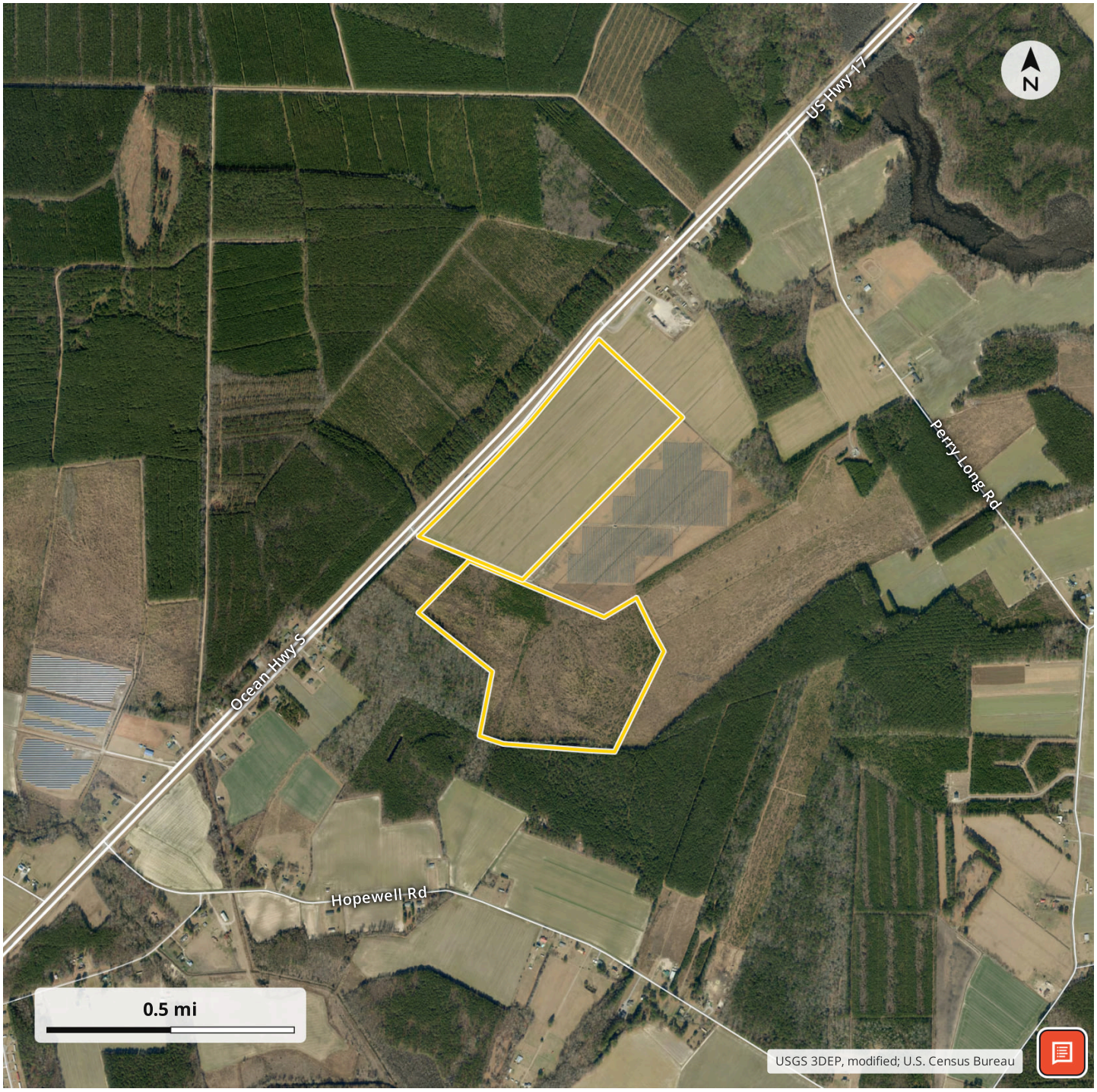




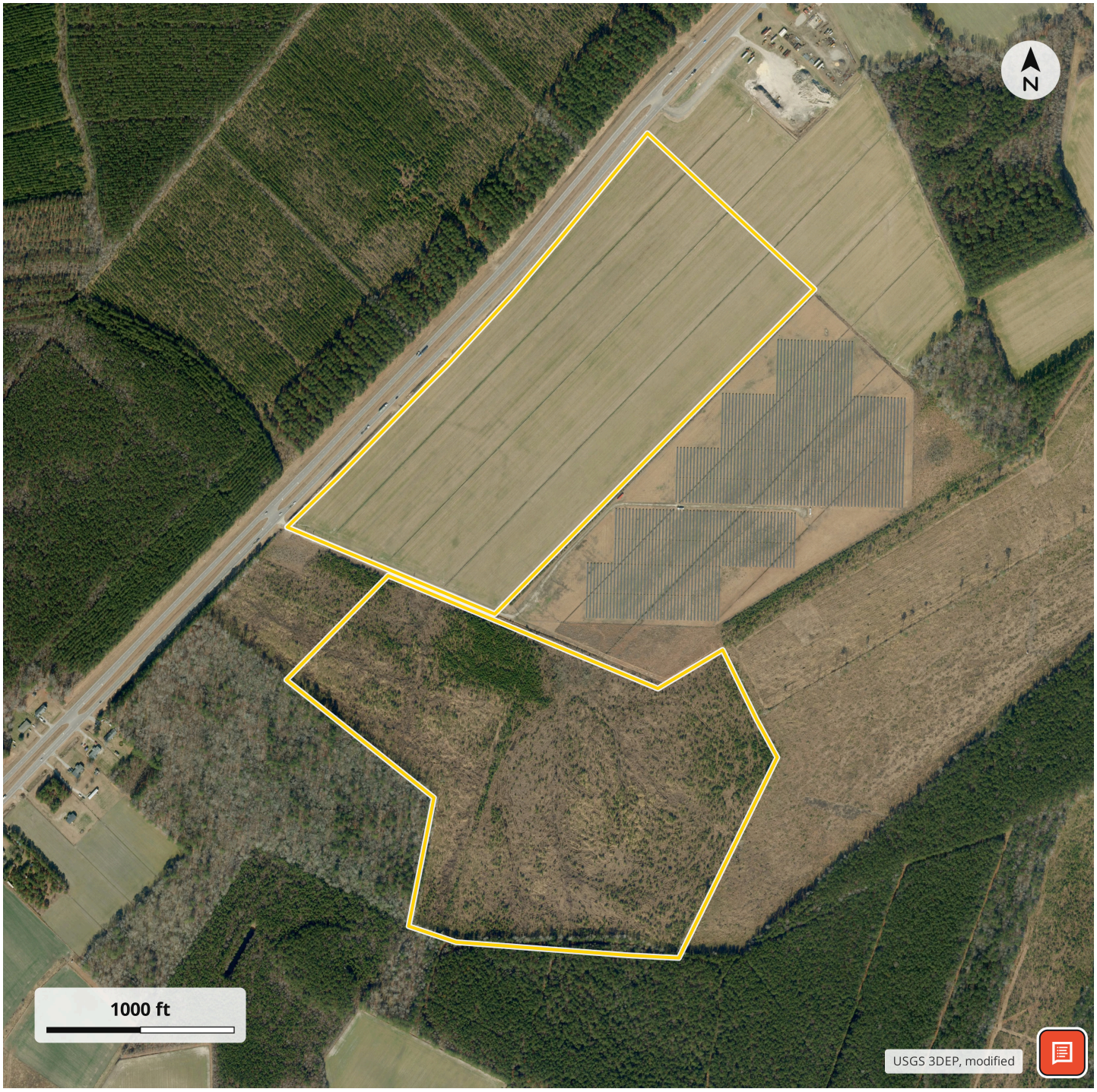

Regional Map



Locator Map


US Hwy 17
N
Perry Long Rd
Ocean Hwy S
Hopewell Rd
0.5 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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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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