

**47.56± acres of Recreational and Timberland For Sale in
Lenoir County, NC!
Off Highway 258 South
Deep Run, NC 28525**

\$350,000
47.56± Acres
Lenoir County



47.56± acres of Recreational and Timberland For Sale in Lenoir County, NC!
Deep Run, NC / Lenoir County

SUMMARY

Address

Off Highway 258 South & Lightwood Knot Road

City, State Zip

Deep Run, NC 28525

County

Lenoir County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

35.15140 / -77.63430

Acreage

47.56

Price

\$350,000

Property Website

www.mossyoakproperties.com



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PROPERTY DESCRIPTION

Located along both Highway 258 South and Lightwood Knot Road in Lenoir County, North Carolina, this 47.56 acre property offers an excellent opportunity for buyers seeking recreational timberland, established wildlife habitat, and a manageable acreage investment in eastern North Carolina. Featuring a naturally regenerated stand of pine timber, a hardwood understory, and areas of exceptionally dense vegetation, this property possesses many of the characteristics that make recreational land desirable to hunters, outdoor enthusiasts, and long-term land investors.

The property consists primarily of wooded acreage, with natural pine regeneration forming the predominant timber stand. Beneath the pine canopy is an understory of hardwood species, along with pockets of dense brush and naturally occurring vegetation. This diversity in forest composition provides structural variation throughout the property, creating opportunities for wildlife habitat management and future timberland improvements.

- Timberland Characteristics and Management Opportunities -

The property consists predominantly of a naturally regenerated pine stand with a hardwood understory. The variation in timber composition and understory density creates opportunities for future forest management, wildlife habitat enhancement, and long-term timber investment. Depending on the existing stand's maturity, stocking density, and overall condition, management opportunities may include selective thinning, timber stand improvement, or eventual harvesting. A professional forestry evaluation would be necessary to determine merchantable timber volumes and appropriate harvest timelines.

Selective thinning, when appropriate, can reduce competition among trees, improve growing conditions for the remaining timber, and allow additional sunlight to reach the forest floor. Increased sunlight can encourage the development of native grasses, forbs, and woody vegetation that provide valuable food and cover for wildlife.

The existing hardwood understory also offers opportunities for long-term forest diversity. Identifying and retaining desirable hardwood species, particularly mast-producing oaks where present, could enhance the property's value as a recreational and wildlife-oriented landholding.

- Homesite and Rural Retreat Potential -

Beyond its recreational and timberland appeal, this property also offers an attractive opportunity for buyers envisioning a private cabin getaway, country homesite, or secluded rural estate. With approximately 47.56 acres of wooded land, the tract provides ample room to explore a homesite surrounded by natural pine timber, hardwoods, and established wildlife habitat. Its eastern North Carolina location, within reach of the North Carolina coast, adds to its appeal for those seeking a peaceful retreat away from more heavily developed coastal communities. Whether envisioned as a weekend hunting cabin, a family getaway, or a permanent estate surrounded by acreage, the property offers an appealing setting for a variety of ownership goals. Any proposed residential construction would be subject to a professional soil evaluation to determine septic system suitability, along with verification of applicable wetland restrictions, permits, and other development requirements.

- Wildlife Habitat and Recreational Opportunities -

One of the property's most appealing characteristics is its existing wildlife habitat. The combination of naturally regenerated pine timber, hardwood understory, and pockets of exceptionally dense vegetation creates an environment well suited for several of eastern North Carolina's most recognizable game species, including whitetail deer, wild turkey, and black bear.

The property's thick understory provides valuable security cover for whitetail deer. Dense vegetation can offer bedding areas, concealment and protection from disturbance, particularly where patches of heavy cover transition into more open timber stands. These transitional areas can create natural travel corridors and potential hunting locations, especially where deer move between bedding cover and surrounding feeding areas.

Wild turkeys may also benefit from the diversity of vegetation throughout the property. Hardwood areas can provide potential foraging opportunities, while portions of the pine stand may offer suitable roosting habitat where tree size and structure permit. Selectively

managed openings and improved understory conditions could further enhance habitat for wild turkeys.

Black bears are another species associated with the wooded landscapes of eastern North Carolina. The property's thick brush, natural cover, and proximity to surrounding timberland provide habitat characteristics that can be attractive to bears moving through the landscape.

For recreational buyers, the property presents opportunities to explore the establishment of internal trails, strategically located hunting stands, wildlife food plots, and managed openings. These improvements could increase accessibility while providing opportunities to enhance the property's wildlife habitat. Rather than clearing large portions of the property, a thoughtful management approach could preserve critical security cover while selectively improving access, forage availability, and hunting opportunities.

- Soil Composition, Wetlands, and Environmental Characteristics -

According to the accompanying soil analysis, the property is composed primarily of Pantego loam, with smaller areas of Woodington loamy sand and Stallings loamy sand. The overall National Commodity Crop Productivity Index (NCCPI) is approximately 79.42.

- Wetlands and Drainage -

A substantial portion of the property is identified as wetlands on available mapping. However, this designation is largely associated with the property's naturally wetter soil characteristics rather than observed standing surface water. According to the property information provided, none of the property lies within the FEMA-designated floodplain, and there is currently no observed standing surface water on the tract.

This distinction is particularly relevant for prospective recreational and timberland buyers. While wetland-designated soils may influence certain land management activities, the absence of observed standing water provides a different picture of the property's current physical conditions than wetland mapping alone might suggest.

The moisture-retaining characteristics of these soils also influence the types of vegetation naturally established throughout the property. Any proposed timber harvesting, drainage improvements, road construction, or other activities affecting jurisdictional wetlands should be evaluated for compliance with applicable regulations.

- Long-Term Recreational and Investment Potential -

For buyers interested in recreational land ownership, the property offers an opportunity to acquire an established wooded tract without the immediate need to establish forest cover or create wildlife habitat from scratch. The existing natural pine stand, hardwood understory, and thick vegetative cover already provide many of the structural components associated with productive wildlife habitat.

Future ownership objectives could include maintaining the property primarily for hunting and recreation, implementing a forest management plan, selectively improving wildlife habitat, or managing the timber resource for long-term growth and potential future income. Depending on the condition and maturity of the existing pine stand, future timber harvesting may offer an additional source of value, subject to professional forestry assessment.

The property's approximately 47.56 acres also represent a manageable size for an individual landowner seeking to establish a private hunting property or recreational retreat without the maintenance responsibilities associated with significantly larger tracts.

- Location and Accessibility -

Situated along both Highway 258 South and Lightwood Knot Road near NC Highway 55 in Lenoir County, the property is surrounded by a rural landscape containing wooded acreage, agricultural land, and scattered residential properties. The property's road frontage provides a point of access from the public road network, while its wooded interior offers opportunities for privacy and recreational enjoyment. Its location within eastern North Carolina places it in a region known for its agricultural heritage, timber resources, and outdoor recreational traditions.

- An Established Recreational Timberland Opportunity -

Whether you're searching for a private hunting property, a manageable timberland investment, or a wooded retreat where you can enjoy the outdoors, this 47.56 acre tract offers an appealing combination of natural resources and recreational possibilities.

With its naturally regenerated pine timber, hardwood understory, dense wildlife cover, and habitat characteristics suitable for whitetail deer, wild turkey, and black bear, the property provides an existing foundation for recreational enjoyment and thoughtful land management.

The absence of FEMA-designated floodplain acreage and currently observed standing surface water further distinguishes the tract from properties where persistent flooding or inundation may limit accessibility and recreational use. For buyers who appreciate the value of natural forest cover, wildlife habitat, and the opportunity to manage land for future generations, this Lenoir County property deserves a closer look.

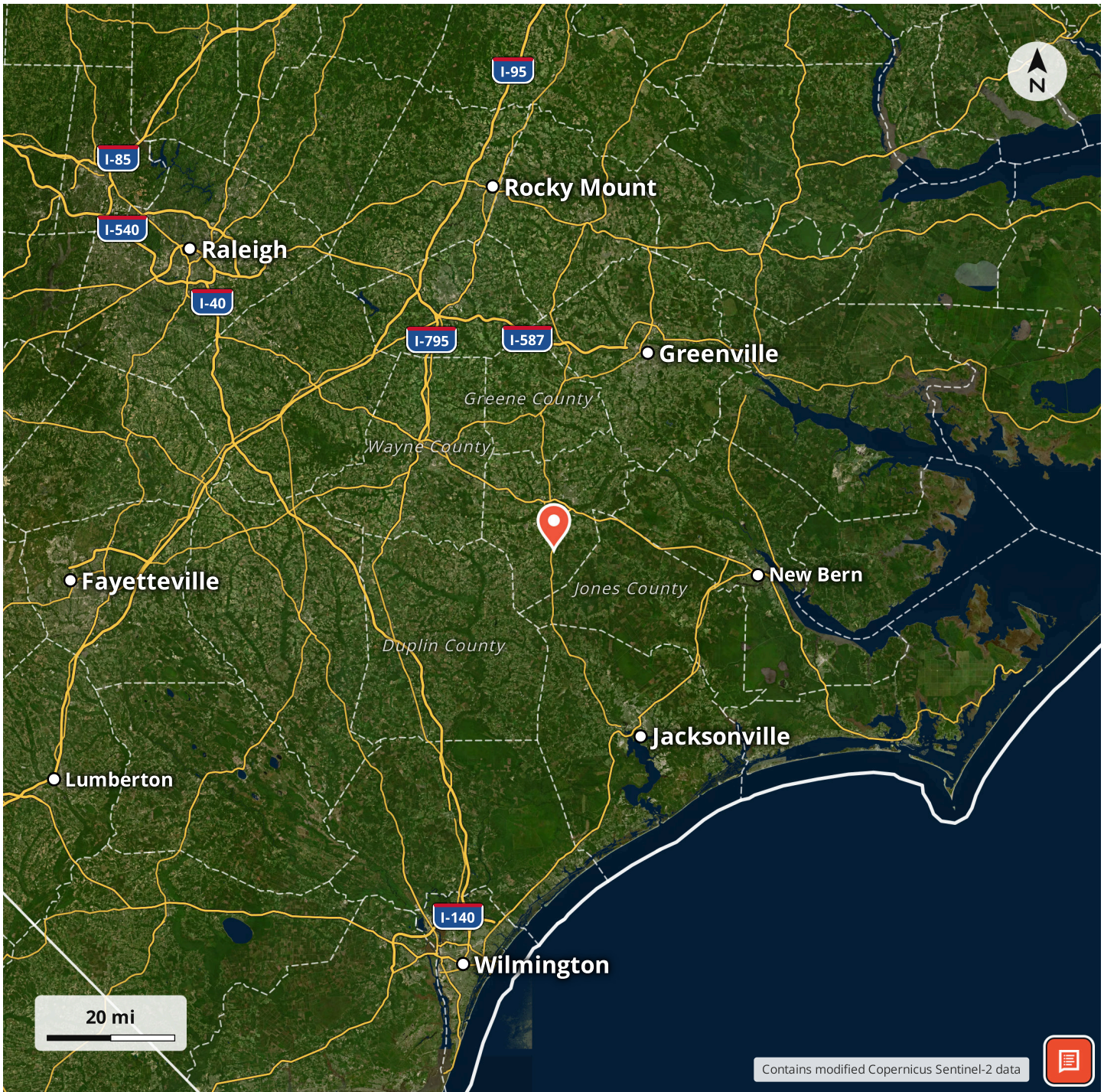
For more information on this and other land for sale in Lenoir County, contact Andrew Walters at [252-904-3184](tel:252-904-3184) or by email at awalters@mossyoakproperties.com, or visit www.landandfarmsrealty.com.



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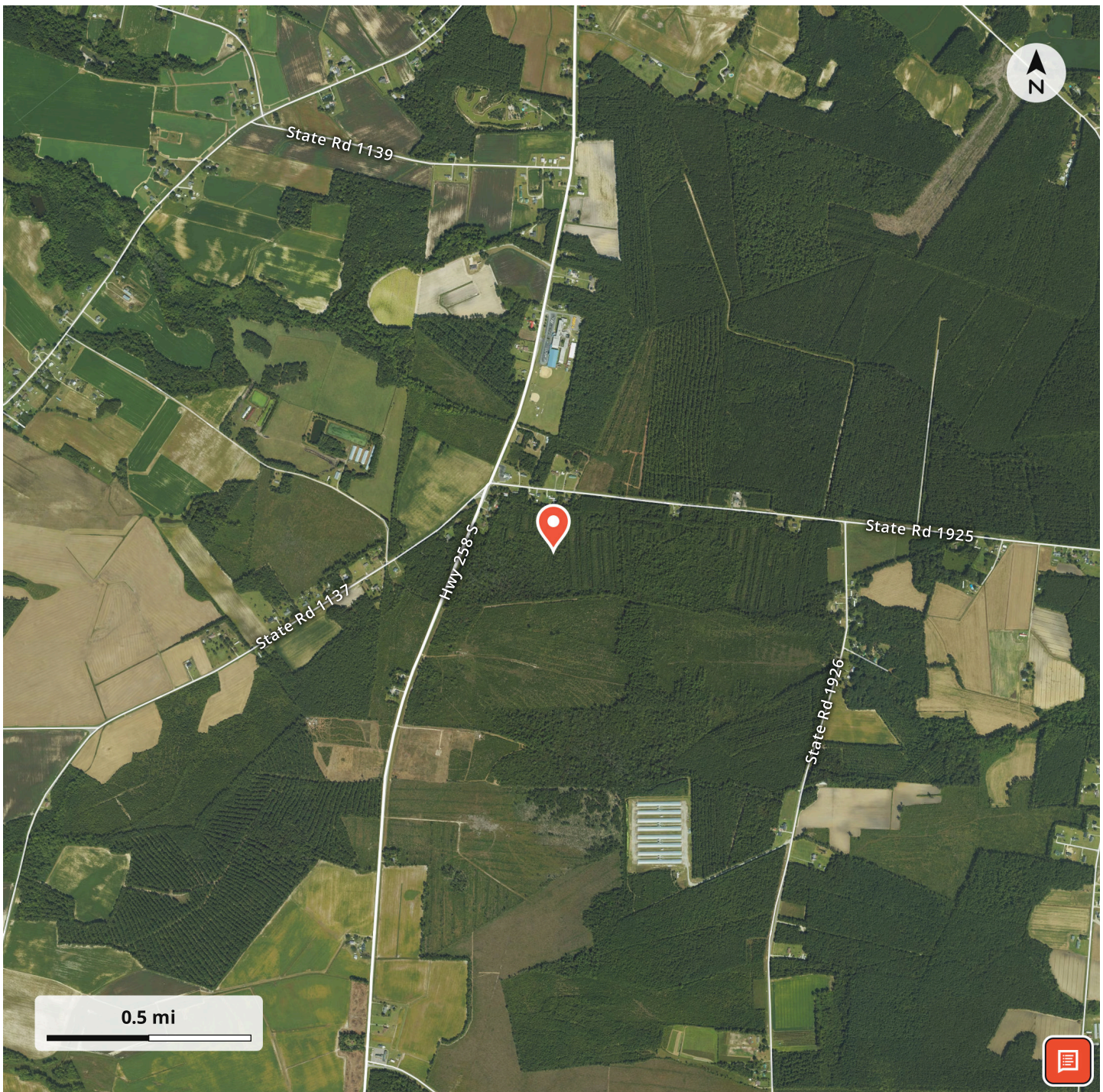


Regional Map



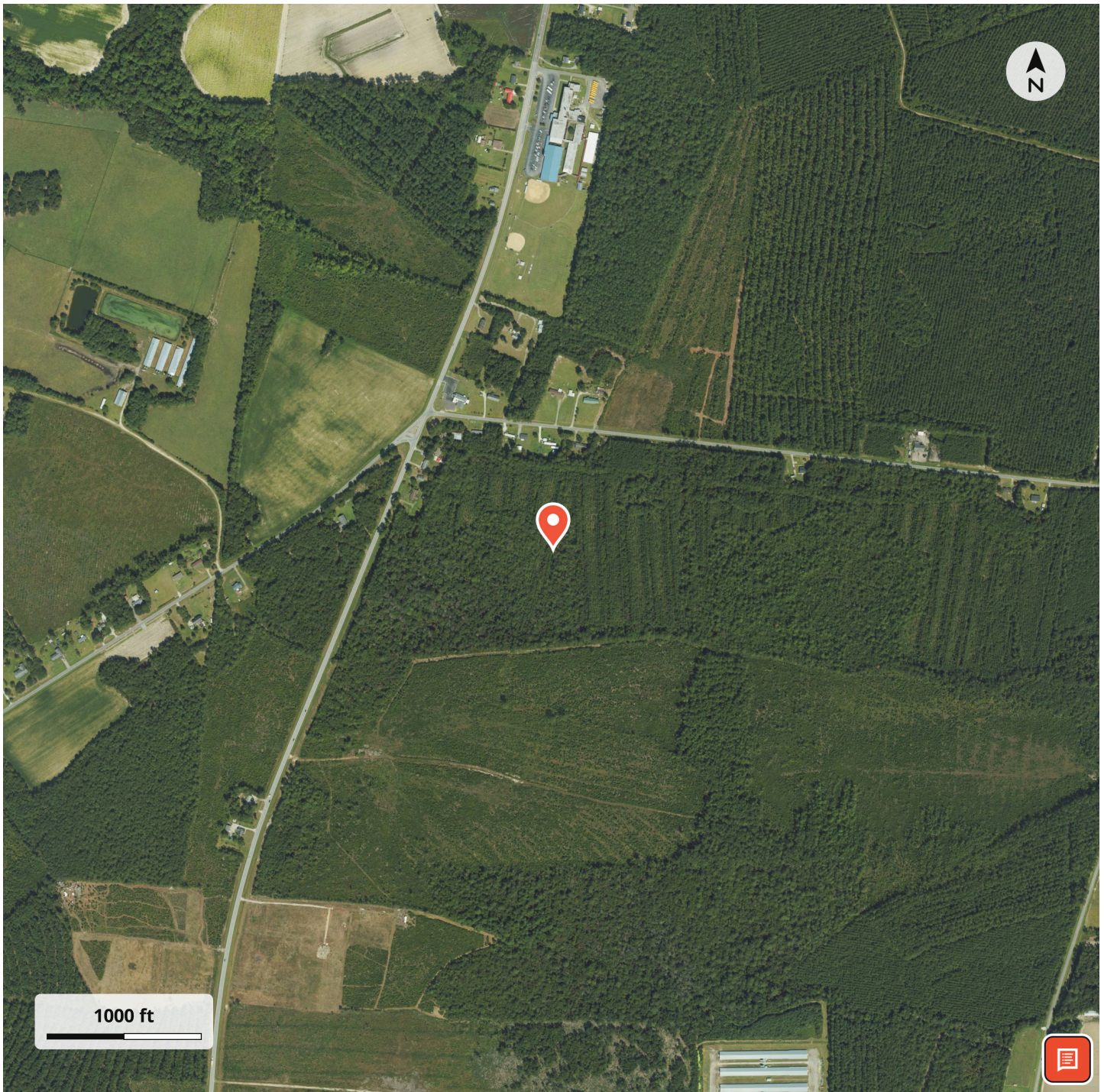
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Locator Map



47.56± acres of Recreational and Timberland For Sale in Lenoir County, NC!
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Aerial Map



Deep Run, NC / Lenoir County

For more information contact:



Andrew Walters

(252) 904-3184

awalters@mossyoakproperties.com

101 Budleigh Street, Suite F

Manteo, NC 27954

NOTES



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.



DISCLAIMERS

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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.

Mossy Oak Properties Land and Farms Realty
101 Budleigh Street, Suite F
Manteo, NC 27954
(844) 480-5263
<https://www.mossyOakproperties.com/>

