

**117.30 acres of Legacy Hunting & Timberland Adjoining
Hofmann Forest For Sale in Jones County NC!**
8004 White Oak River Road
Maysville, NC 28555

\$515,000
117.3± Acres
Jones County



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Maysville, NC / Jones County**

SUMMARY

Address

8004 White Oak River Road

City, State Zip

Maysville, NC 28555

County

Jones County

Type

Hunting Land, Timberland, Recreational Land, Undeveloped Land,
Business Opportunity

Latitude / Longitude

34.93215 / -77.37470

Acreage

117.3

Price

\$515,000

Property Website

www.mossyoakproperties.com



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PROPERTY DESCRIPTION

A Rare Opportunity to Own a Legacy Hunting Property Along North Carolina's Coastal Plain...

Jones County, North Carolina | Black Bear Hunting | Recreational Retreat | Timberland Investment

Situated along the edge of the renowned Hofmann Forest in Jones County, North Carolina, this exceptional 117.30-acre hunting and timberland property offers a rare combination of seclusion, wildlife habitat, established recreational infrastructure, and long-term land investment potential. Located at the end of White Oak River Road, this property represents an increasingly uncommon opportunity to acquire a substantial, privately held recreational retreat within one of eastern North Carolina's most recognizable black bear hunting landscapes.

For the serious outdoorsman, wildlife enthusiast, or investor seeking a property with both immediate recreational utility and long-term stewardship potential, this tract offers far more than an ordinary parcel of timberland. It is a place where generations of family and friends can gather, where hunting traditions can be established and preserved, and where the natural character of North Carolina's coastal plain can be enjoyed for decades to come.

Bordering the approximately 80,000-acre Hofmann Forest, a vast landscape of working timberland and pocosin wetlands spanning portions of Jones and Onslow counties, the property benefits from its position within a region historically recognized for its black bear population and diverse wildlife resources.

This property has an established history of black bear hunting, with whitetail deer and wild turkey also successfully harvested over the years. Its combination of managed pine timberland, hardwood habitat, open fields, strategically positioned hunting stands, and an extensive internal trail network creates an outstanding foundation for continued wildlife management and recreational enjoyment.

For those who understand the value of owning land, particularly land with a history, a purpose, and a connection to the surrounding landscape, opportunities of this caliber deserve serious consideration.

Property Highlights

- > 117.30 acres of privately owned hunting, recreational, and investment timberland in Jones County, North Carolina.
- > Directly adjoining Hofmann Forest, an approximately 80,000-acre working forest and pocosin wetland landscape renowned for its black bear habitat.
- > Approximately 4,415 feet of gravel road frontage along the unpaved continuation of White Oak River Road.
- > Approximately 2.5 miles of established internal roads and trails, accessible by ATV, side-by-side, and appropriately equipped off-road vehicles.
- > Eight permanent enclosed box hunting blinds and one ladder stand, strategically distributed throughout the property.
- > Four established elevated feeding stations, designed to position feeders beyond the reach of black bears.
- > Two maintained open fields, each measuring approximately two acres.
- > Approximately one-acre pond situated within the easternmost field.
- > Off-grid hunting cabin featuring sleeping accommodations, a primitive bathroom, water pump, small kitchen area, covered front porch, and rear lean-to shelter.
- > Managed pine timberland, recently thinned in March 2026.

- > Diverse hardwood habitat concentrated primarily within the eastern third of the property, including white oak, wild cherry, maple, and other native species.
- > No portion of the property lies within the mapped FEMA floodplain.
- > Gated access and cellular camera monitoring provide additional security and oversight.
- > Convenient proximity to the Crystal Coast, including Emerald Isle, Atlantic Beach, and the surrounding coastal communities.

Exceptional Black Bear, Whitetail Deer & Wild Turkey Hunting

Few attributes distinguish this property more than its location along the boundary of Hofmann Forest. The Hofmann Forest landscape has long been associated with black bear habitat in eastern North Carolina. Its expansive pocosin wetlands, timberland, and relatively undeveloped surroundings provide the type of interconnected landscape that makes this region particularly attractive to serious black bear hunters.

For a private landowner, the opportunity to own and manage a tract adjoining such an extensive forest landscape is especially compelling. The property's hunting history reflects this advantage. Black bear hunting has been a longstanding recreational use of the land, while whitetail deer and wild turkey have also been harvested here.

The existing hunting infrastructure provides an immediate advantage for the next owner. Eight permanent box blinds and one ladder stand have been positioned throughout the property to take advantage of different hunting locations, habitat features, and prevailing wind conditions. Their distribution allows multiple hunters to utilize separate portions of the property simultaneously, while offering flexibility as weather patterns and wildlife movements change.

Four established feeding stations further complement the property's existing hunting infrastructure. These stations utilize large metal poles and winch systems that allow feeders to be suspended in elevated positions, helping protect the equipment from black bears.

The easternmost field features a particularly attractive hunting setting, with approximately two acres of open ground, a one-acre pond, a permanent box blind, a ladder stand, and an established feeding station.

The combination of open ground, nearby timber cover, and a permanent water feature creates an appealing location for wildlife observation, habitat management, and recreational hunting.

For the dedicated sportsman, this property offers the opportunity to enjoy an established hunting retreat without having to spend years developing the fundamental infrastructure.

Timber Management & the Next Generation of Wildlife Habitat

Beyond its recreational appeal, this property offers an equally compelling opportunity for long-term timberland stewardship. The timber composition consists primarily of pine, complemented by a diverse concentration of hardwood species within the eastern third of the tract. White oak, wild cherry, maple, and other hardwoods contribute to the property's habitat diversity and seasonal character.

In March 2026, the pine timber underwent a thinning operation intended to improve the growing conditions of the residual timber while creating opportunities for enhanced wildlife habitat.

By reducing competition among the remaining trees, thinning can improve access to sunlight, moisture, and soil nutrients, supporting the continued development of the residual timber stand. At the same time, the increased sunlight reaching the forest floor encourages the establishment of grasses, forbs, shrubs, and other early successional vegetation.

This new vegetation can provide valuable browse, screening cover, bedding areas, and habitat diversity for whitetail deer, black bear, and wild turkey.

For deer, regenerating vegetation can provide nutritional browse and protective cover. For wild turkey, a properly managed combination of open ground, hardwoods, and developing understory vegetation can contribute to brood-rearing and nesting opportunities. Black bears may also benefit from the combination of dense cover, seasonal food resources, and the broader forested landscape.

The hardwood component adds another dimension to the property's ecological value. White oaks and other mast-producing species can provide important seasonal food resources, while the diversity of tree species contributes to a more complex forest ecosystem.

The next owner will have the opportunity to continue this management process through selective vegetation management, maintenance of the established openings, prescribed forestry practices where appropriate, and the development of a long-term timber and wildlife management plan.

The true value of this property is not limited to what exists today, but extends to what thoughtful stewardship can produce in the future.

Established Trail System & Recreational Accessibility

One of the property's most practical and valuable improvements is its extensive network of established internal roads and trails. Approximately 2.5 miles of trails provide access throughout the tract, connecting hunting locations, timber stands, open fields, and the property's recreational improvements.

These trails are generally accessible by ATV, side-by-side, and appropriately equipped off-road trucks or SUVs, subject to weather and ground conditions. For the hunting enthusiast, this accessibility is particularly important. It allows for the transportation of hunting equipment, maintenance of stands and feeders, retrieval of harvested game, and movement between hunting locations without the necessity of extensive additional road construction.

For the timberland owner, the established access network also provides a practical foundation for monitoring forest conditions, conducting property maintenance, and planning future management activities. Beyond hunting and timber management, these trails offer opportunities for leisurely rides, wildlife observation, photography, and simply exploring the property with friends and family.

A Rustic Off-Grid Hunting Cabin

Tucked within the property is an established off-grid hunting cabin that serves as the centerpiece of the recreational experience.

Designed with practicality and simplicity in mind, the cabin provides the essential accommodations needed for extended hunting trips, weekend retreats, and gatherings among family and friends.

Its features include:

- > Bunk-style sleeping accommodations
- > Small kitchen and food preparation area
- > Primitive bathroom facilities
- > Water pump
- > Covered front porch
- > Attached rear lean-to shelter
- > Off-grid functionality suited to a rustic hunting camp

The cabin is not intended to replicate the conveniences of a modern residence. Instead, it offers something increasingly difficult to find: a place to disconnect from the demands of everyday life and reconnect with the outdoors.

A Private Retreat Within Reach of the North Carolina Coast

While the property offers remarkable privacy and seclusion, its geographic location provides convenient access to many of eastern North Carolina's most desirable communities and coastal destinations.

Situated outside Maysville, the tract offers the opportunity to enjoy an authentic rural hunting retreat without being isolated from the amenities, services, and recreational attractions of the surrounding region.

Approximate travel times include:

- > Trenton: 10 minutes
- > Jacksonville: 20 minutes
- > New Bern: 25 minutes
- > Emerald Isle: 25 minutes
- > Kinston: 40 minutes
- > Atlantic Beach: 45 minutes

For buyers who maintain a residence along the Crystal Coast, this property presents an attractive opportunity to own a substantial recreational retreat within a relatively short drive of the beach.

Likewise, buyers from New Bern, Jacksonville, Kinston, and surrounding communities can enjoy the benefits of a private hunting property without the extended travel commitments often associated with larger recreational landholdings.

The ability to spend the morning hunting black bear, deer, or wild turkey and still be within reach of North Carolina's coastal communities is a distinctive advantage.

A Legacy Worth Preserving

Land ownership has always represented something greater than the boundaries shown on a survey or the acreage reflected in a deed. For some, it is a financial investment. For others, it is a place of solitude, an opportunity to manage wildlife, or a retreat from the pace of modern life. For those who truly appreciate the outdoors, it can become all of these things.

This 117.30-acre property offers the opportunity to acquire an established hunting and timberland retreat in a landscape deeply connected to the natural heritage of eastern North Carolina. Its adjacency to Hofmann Forest, history of successful hunting, managed timber resources, established trails, permanent hunting improvements, and rustic cabin provide a rare combination of attributes that would require considerable time, effort, and investment to reproduce elsewhere.

Whether the vision is to create a premier family hunting retreat, preserve a substantial piece of North Carolina's coastal plain, establish a multi-generational recreational property, or maintain a long-term timberland investment, this tract provides an exceptional foundation.

For the buyer who values privacy, sporting traditions, natural resources, and the enduring significance of land ownership, this is an opportunity worthy of serious consideration.

Property Access, Security & Showing Requirements

The property is located at the end of White Oak River Road. Although White Oak River Road begins as a paved, state-maintained roadway, it transitions to an unpaved dirt and gravel surface before reaching the property. The tract itself has no paved road frontage. Access to the

property is controlled by a locked gate.

The cabin, trail system, equipment, and entrance are monitored by cellular cameras as part of the owner's ongoing efforts to protect the property and discourage unauthorized access.

All showings require a minimum of 48 hours' advance notice. Due to the property's location, access considerations, and the importance of preserving the condition of its internal roads and trails, a representative of Mossy Oak Properties Land and Farms Realty must accompany all prospective buyers during showings. Unauthorized entry is strictly prohibited.

Interactive Property Mapping

A detailed Land ID interactive property map is available for prospective buyers wishing to explore the tract before scheduling a private showing.

The interactive map includes property boundaries, internal trails and roads, topographic contour lines, the locations of the entrance gate and cabin, and georeferenced photographs highlighting various features of the property.

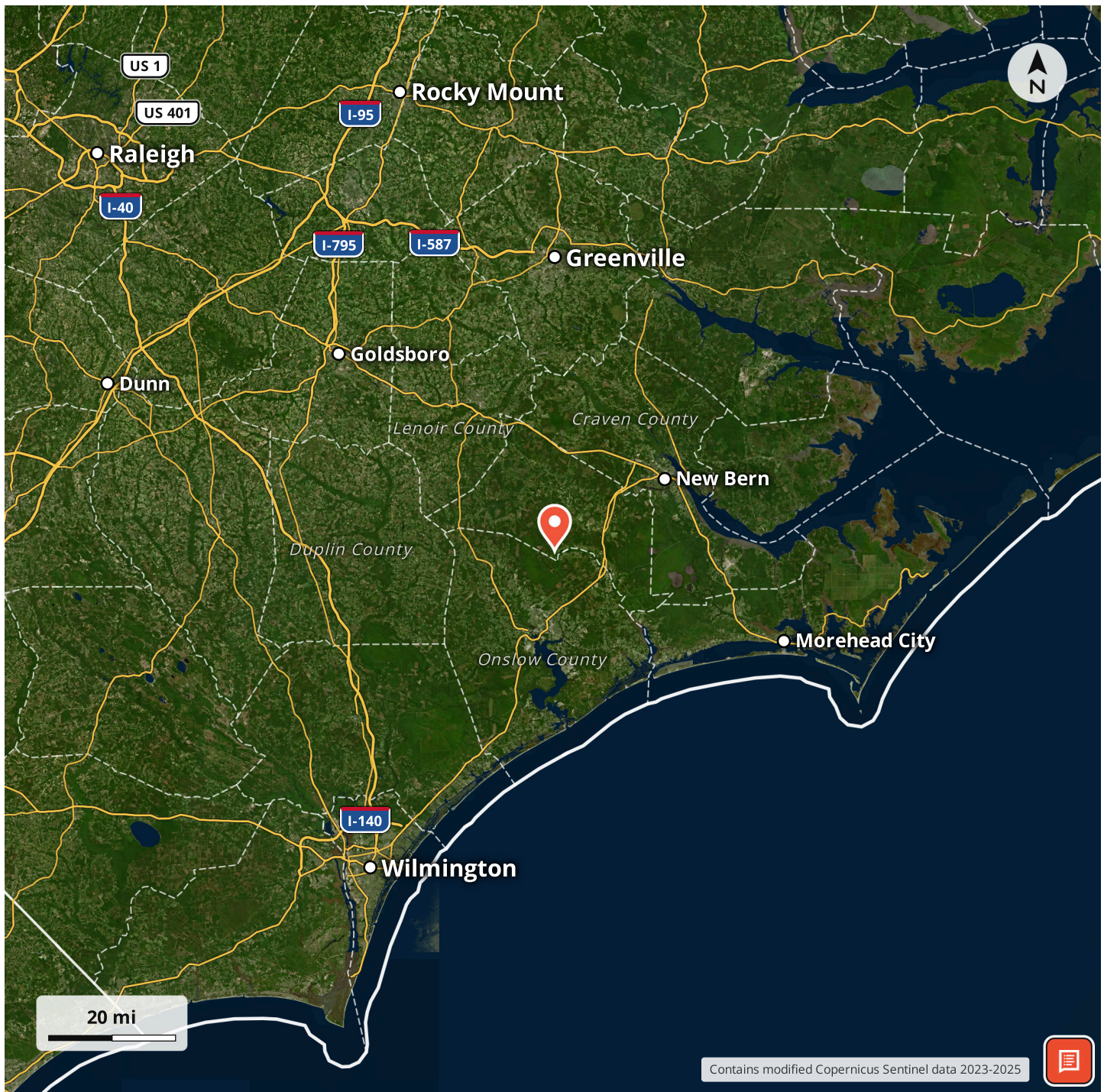
Prospective buyers are encouraged to review the map to gain a better understanding of the property's layout, accessibility, habitat characteristics, and recreational improvements.

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

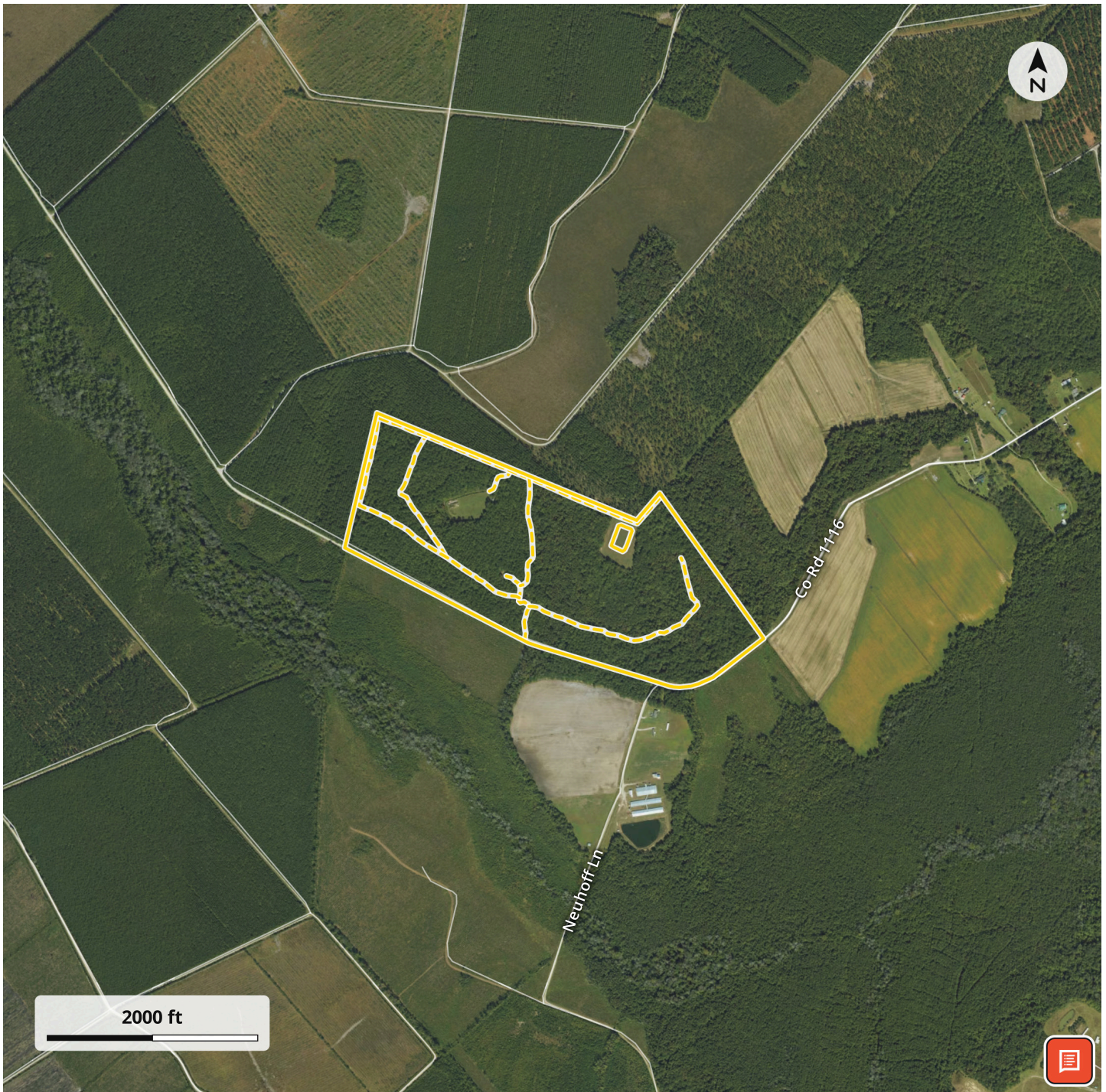
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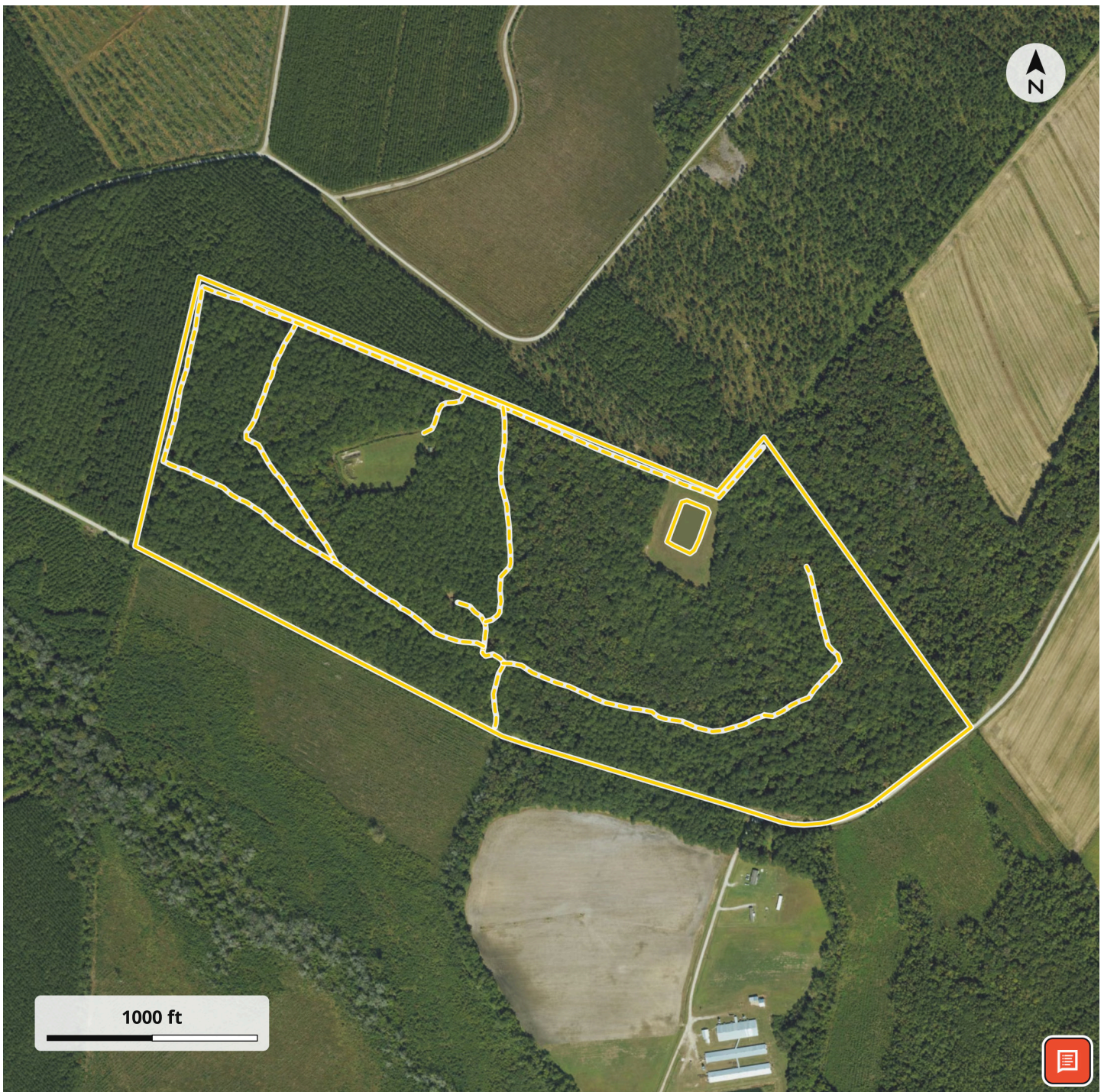
Regional Map



Locator Map



Aerial Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Andrew Walters

Mobile

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Email

awalters@mossyoakproperties.com

Address

101 Budleigh Street, Suite F

City / State / Zip

Manteo, NC 27954

NOTES

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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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