

**704 +/- acres of Timber, Hunting, and Recreational Land
For Sale in Pamlico County, NC!
Off Highway 306
Grantsboro, NC 28529**

\$1,379,000
704± Acres
Pamlico County



704 +/- acres of Timber, Hunting, and Recreational Land For Sale in Pamlico County, NC!
Grantsboro, NC / Pamlico County

SUMMARY

Address

Off Highway 306

City, State Zip

Grantsboro, NC 28529

County

Pamlico County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

35.0528 / -76.85181

Acreage

704

Price

\$1,379,000

Property Website

<https://www.mossyoakproperties.com/property/704-acres-of-timber-hunting-and-recreational-land-for-sale-in-pamlico-county-nc-pamlico-north-carolina/83662/>



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PROPERTY DESCRIPTION

For immediate assistance with this listing call Andrew Walters at [252-904-3184](tel:252-904-3184).

Road Frontage, a Well Maintained Internal Road System, Food Plots, Gated Access, Highway 306 Frontage, Creek Frontage, Farmland, and Of Course Plenty of Wildlife! This 704 +/- Acre Property Has Everything You've Been Searching For! Call Andrew Walters at [252-904-3184](tel:252-904-3184) to schedule a showing today!

704 +/- acres of Timber, Hunting, and Recreational Land For Sale in Pamlico County, NC! You don't see very many properties like this one! It has everything you need to enjoy the outdoors packed into a great investment.

This property boasts roughly 470 feet of road frontage along Highway 306 and miles of well maintained roads and trails. There is one agricultural field that is currently planted that is about 5 acres in size. There is a section of mature pines that has been thinned along the southern boundary that is roughly 60 acres. There is another 120 +/- acre section where the timber was recently harvested. East Prong Beard Creek borders the western boundary of the property and is the only area that is encompassed in the FEMA floodplain. This is also where the flooded timber and swamp land that attracts and holds waterfowl is located. There are several paths that lead to a few entry points along the creek, ideal for waterfowl hunting. The topography is level throughout the property and is slightly lower around the creek.

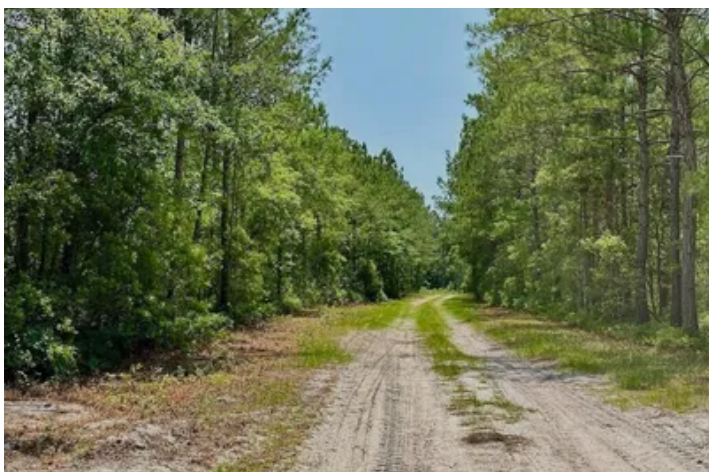
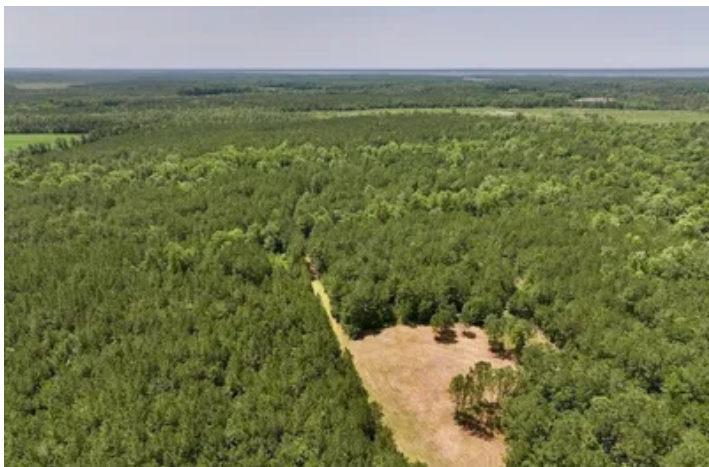
The timber stands are staggered in ages and growth. So a healthy rotation of timber harvests could be implemented without clear cutting the entire property at once. The property has been used for recreational purposes so a number of hunting blinds have been strategically placed throughout the property. The dense understory in many places has created ideal bedding habitat for whitetail deer and black bears, as well as nesting habitat for wild turkeys. Many deer, wild turkey, and several large bears have been taken on the property. There's so much acreage available, numerous hunters can go afield and safely hunt. There are also places that are ideal for off-grid homesites and cabins, as well as homesites.

The property is only a short drive south down Highway 306 from Grantsboro and is 23 minutes from New Bern, 15 minutes from Oriental, and 45 minutes from Washington.

There are two points of access. The primary point is along Highway 306 but a deeded easement allows access from Roberts Road. There are also two farm fields that are surrounded by the subject property but aren't conveyed in the sale of the property.

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

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Grantsboro, NC / Pamlico County

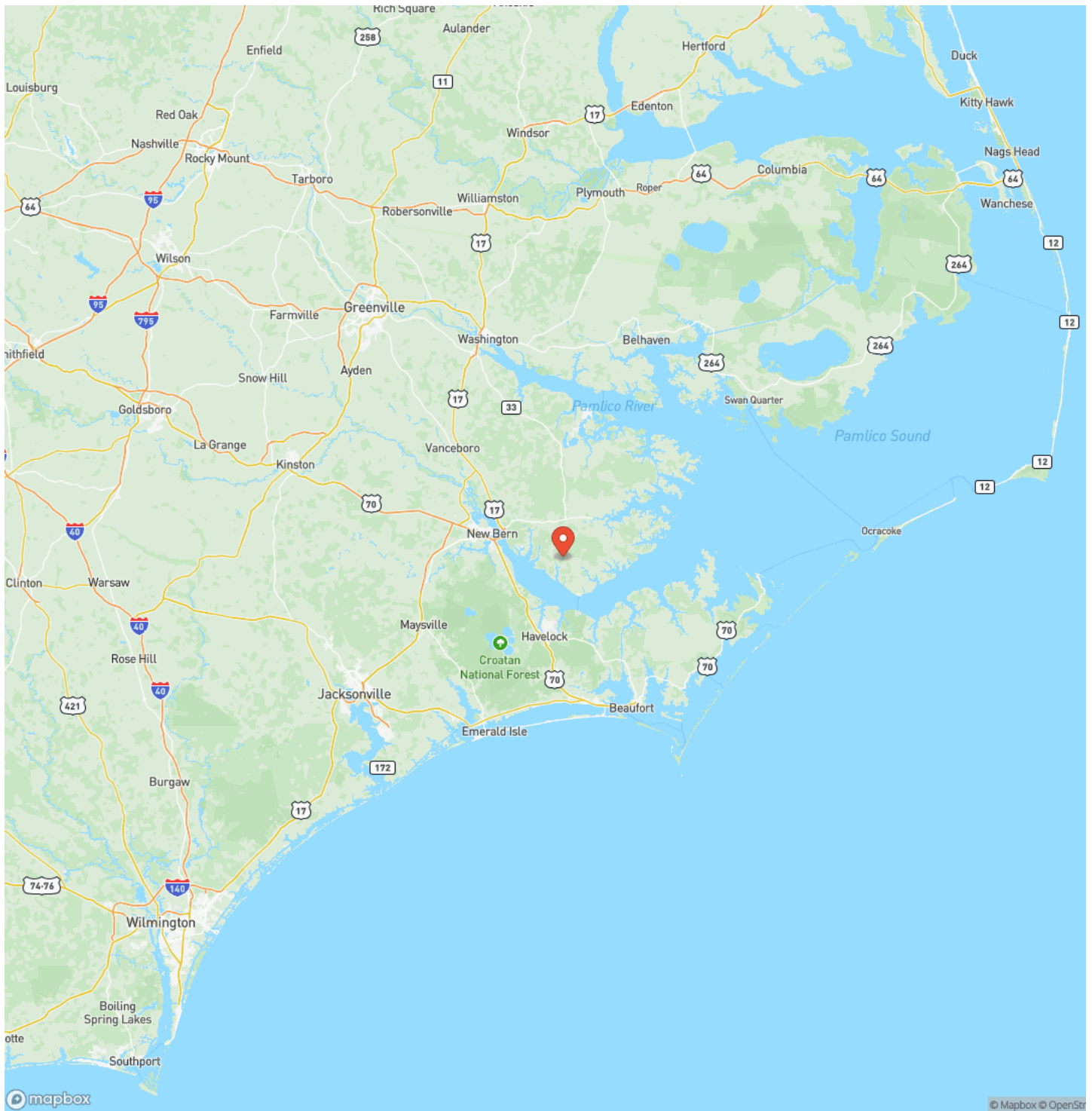


Locator Map



704 +/- acres of Timber, Hunting, and Recreational Land For Sale in Pamlico County, NC!
Grantsboro, NC / Pamlico County

Locator Map



704 +/- acres of Timber, Hunting, and Recreational Land For Sale in Pamlico County, NC!
Grantsboro, NC / Pamlico County

Satellite Map



704 +/- acres of Timber, Hunting, and Recreational Land For Sale in Pamlico County, NC! Grantsboro, NC / Pamlico County

LISTING REPRESENTATIVE

For more information contact:



Representative

Andrew Walters

Mobile

(252) 904-3184

Email

awalters@mossyoakproperties.com

Address

626 Lewis Road

City / State / Zip

NOTES



This image shows a single 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.



www.landandfarmsrealty.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.

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