

**90.32 acres of Farm and Timber Land For Sale in
Northampton County NC!**
1945 Bolton Road
Rich Square, NC 27869

\$379,900
90.320± Acres
Northampton County



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Rich Square, NC / Northampton County

SUMMARY

Address

1945 Bolton Road

City, State Zip

Rich Square, NC 27869

County

Northampton County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

36.31064 / -77.34982

Acreage

90.320

Price

\$379,900

Property Website

<https://www.mossyoakproperties.com/property/90-32-acres-of-farm-and-timber-land-for-sale-in-northampton-county-nc-northampton-north-carolina/91525/>



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PROPERTY DESCRIPTION

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

Featuring income producing farmland, mature timberland, beautiful hardwood bottoms, creek frontage, planted pines, and a pond, this property has it all for the conservation minded buyer. Call Andrew Walters at [252-904-3184](tel:252-904-3184) to schedule a showing today!

90.32 acres of Farm and Timber Land For Sale in Northampton County, NC!

If you've been searching for a property that has been meticulously managed for wildlife and timber growth, you need to check this property out! It also features a great opportunity to invest in land with annual income from farming. The property borders Quarter Creek on the backside of the tract and it features 815 feet of road frontage. There are 10.5 acres of farmland that are currently planted with soybeans.

What really makes this property unique is the amount of mature, towering oak trees present. There's no shortage of mast producing trees to attract wildlife. Such as white oaks, northern red oak, southern red oaks, as well as chestnut oaks and some planted sawtooth oak trees. All of which are old enough to drop acorns. The understory is relatively open and features a mix of elderberry and American beautyberry, as well as other shrubs and berries to attract and hold wildlife.

There's a 1.7 acre pond on the property that is a hub of wildlife activity. Turkeys roost in the hardwoods bordering the pond. There's roughly 15 acres of planted pine trees that are currently enrolled in a conservation easement. That easement ends in 2032. At that time the planted pines could be harvested, or left alone.

There's an internal trail system that allows full access to the interior of the property. There's a number of tree stands strategically oriented that allow several hunters to hunt various wind conditions, and do so safely.

Property Recap:

- 10.5 acres of Farmland
- 815 feet of road frontage
- Bordered by Quarter Creek
- 1.7 Acre Pond
- 15 Acres +/- Planted Pines
- 63 Acres Hardwoods
- Internal Trail System

Located just outside of Rich Square on Bolton Road. The property is closely monitored and is gated and locked. Showings must be scheduled in advance. Due to the property being used for hunting and agricultural purposes, no drive-bys are allowed. All showings must be scheduled with a broker representative.

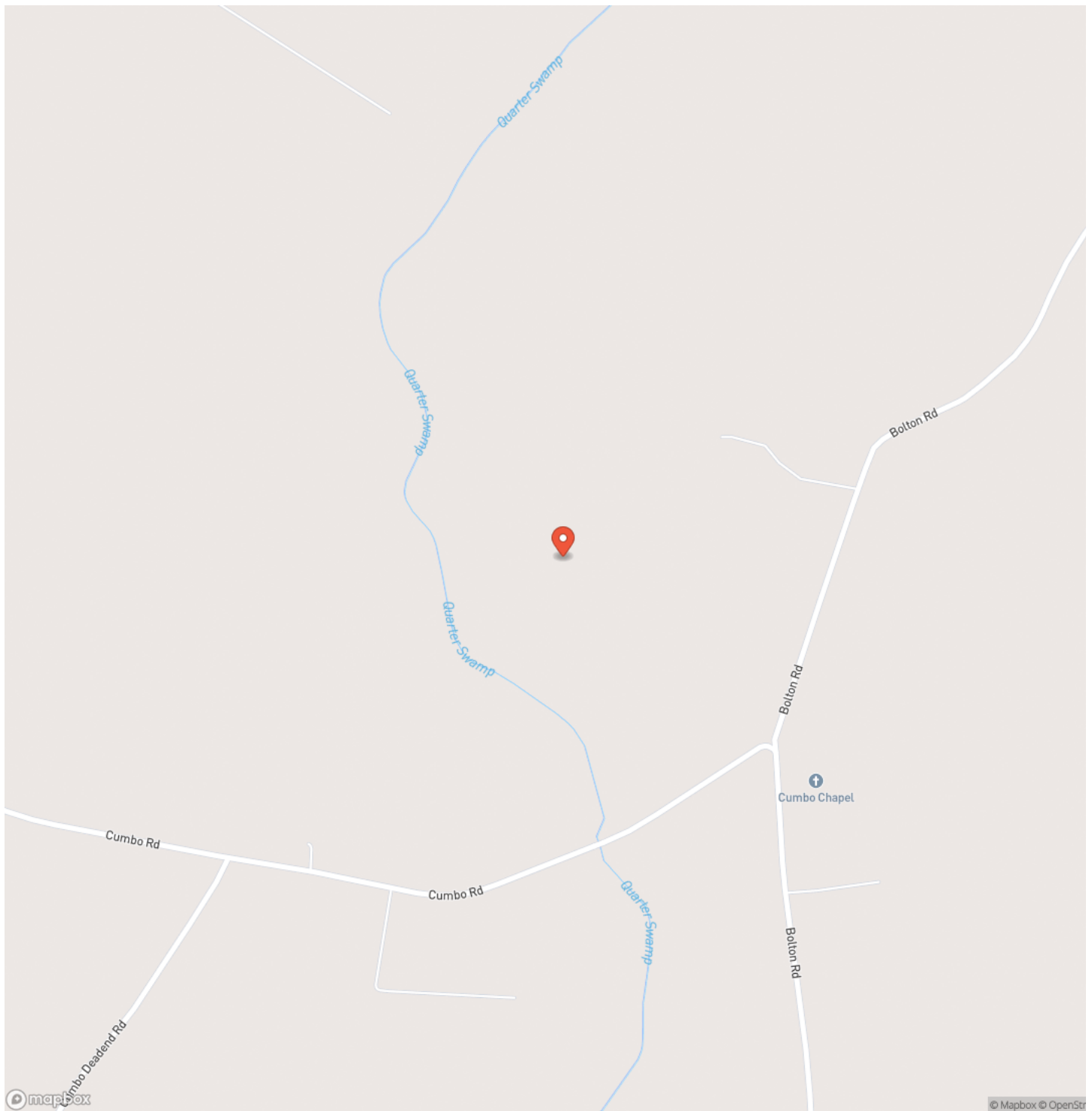
For more information on this and other land for sale in Northampton County, contact Andrew Walters at [252-904-3184](tel:252-904-3184) or by email at awalters@mossyoakproperties.com, or visit landandfarmsrealty.com.



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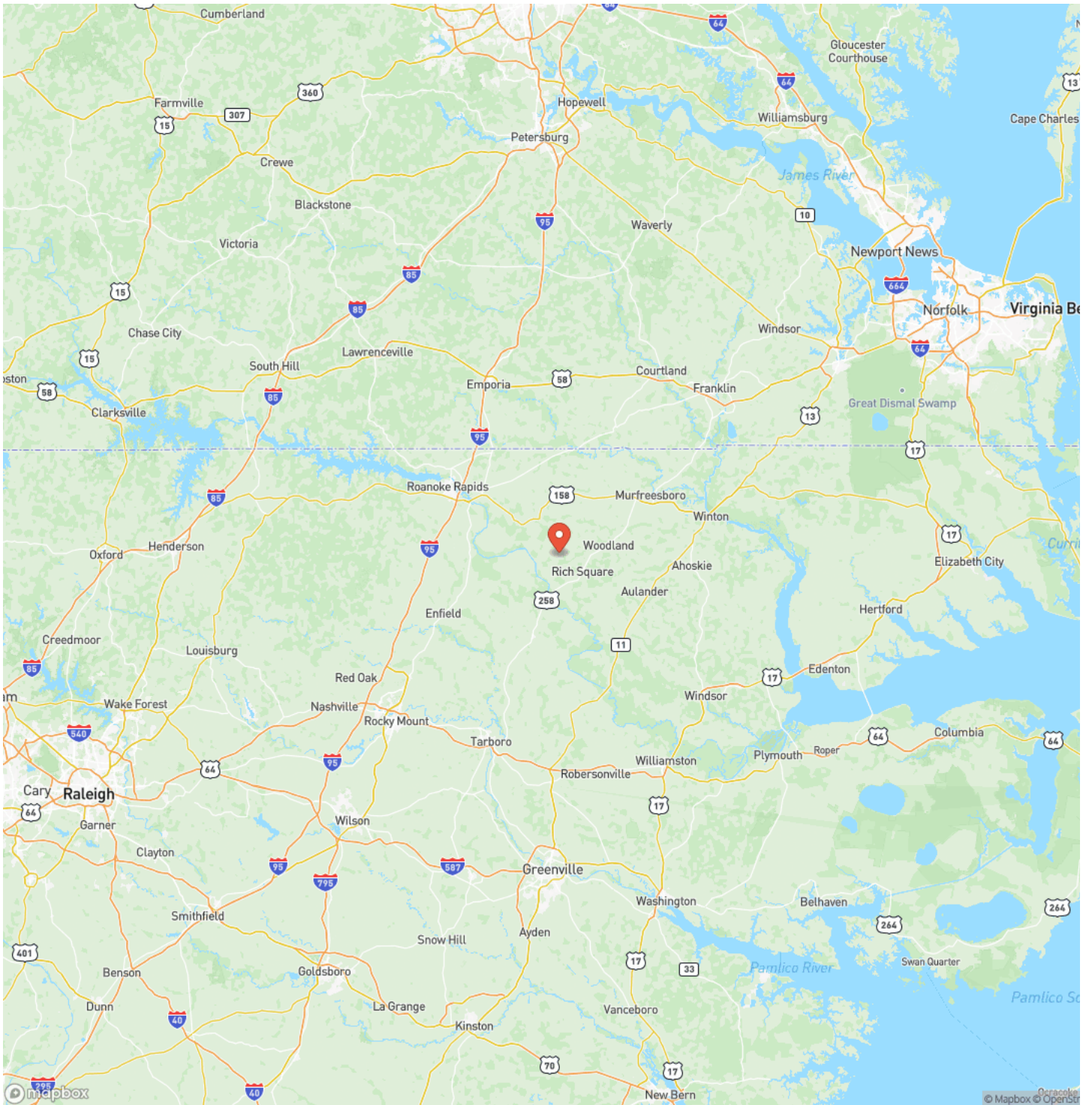


Locator Map



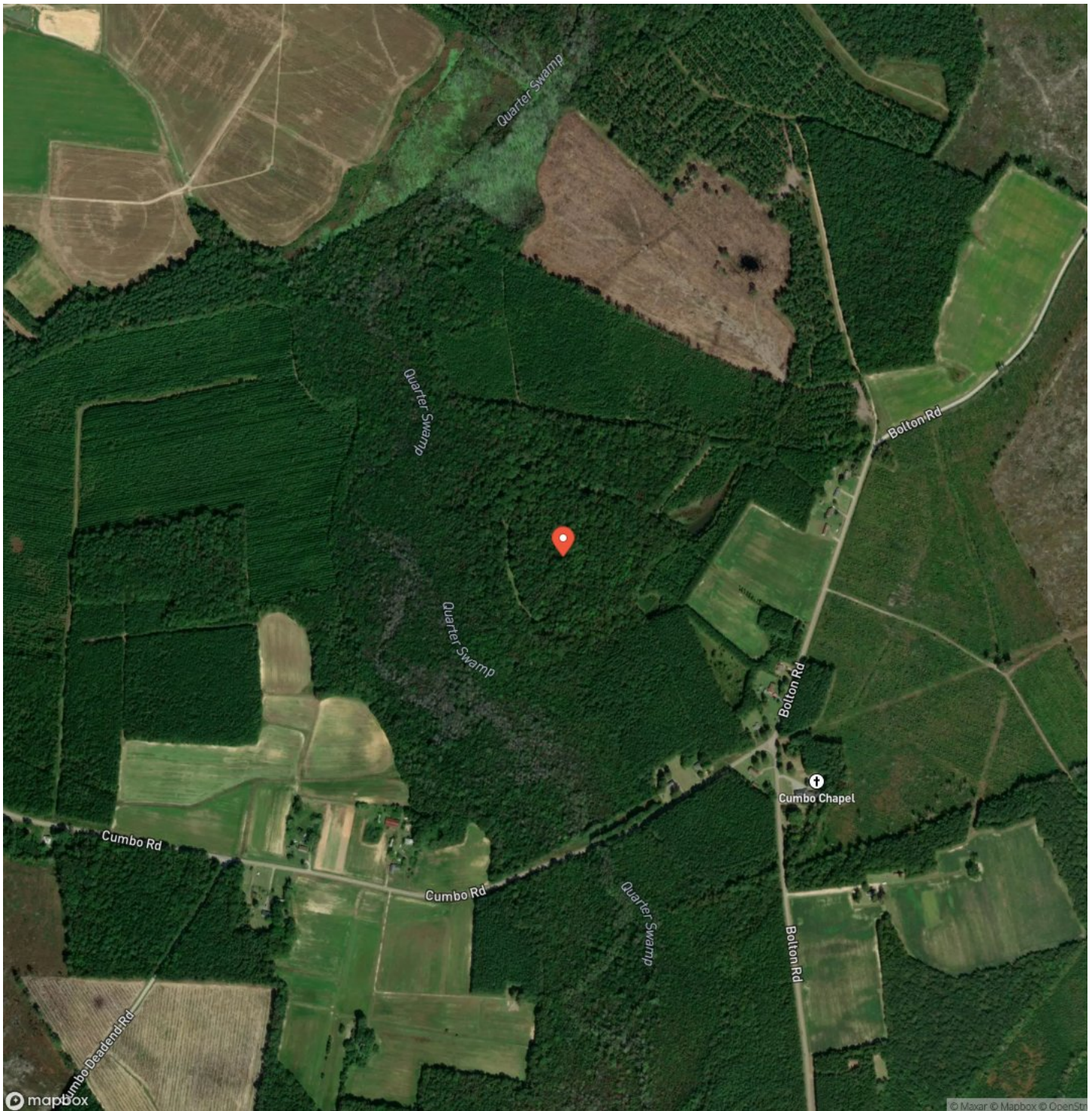
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Locator Map



90.32 acres of Farm and Timber Land For Sale in Northampton County NC!
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Satellite Map



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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

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MORE INFO ONLINE:
www.landandfarmsrealty.com

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
www.landandfarmsrealty.com

