70.4 acres of Farmland and Timberland For Sale in Columbus County NC!
Off of Ward Town Road S.
Whiteville, NC 28472

$399,900
70.4± Acres
Columbus County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
Off of Ward Town Road S.

City, State Zip
Whiteville, NC 28472

County
Columbus County

Type
Farms, Hunting Land, Recreational Land, Timberland

Latitude / Longitude
34.18275 / -78.65355

Acreage
70.4

Price
$399,900

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Located just south of Whiteville on Wardtown Road South, this 70.4-acre property offers a diverse mixture of farmland and timberland with recreational, agricultural, and homesite potential.

Featuring approximately 395 feet of road frontage and a recently completed survey, this property presents an excellent opportunity for anyone looking to invest in rural land in Columbus County. The property is conveniently located near Highway 905, Highway 130, and Highway 701, providing easy access while maintaining a quiet, rural setting. Whiteville is only a short drive away, and the property is also just minutes from Lake Waccamaw and Lake Waccamaw State Park.

Of the 70.4 total acres, approximately 22 acres consist of farmland. The property features a variety of soils, including Leon sand, Foreston loamy fine sand, Echaw loamy sand, Torhunta fine sandy loam, Murville fine sand, and Stallings sandy loam. According to the soil report, Foreston loamy fine sand and Stallings sandy loam are classified as Capability Class 2w soils, while Torhunta fine sandy loam is classified as Capability Class 3w. The soil report shows NCCPI ratings ranging from 30 to 74, with Torhunta fine sandy loam carrying the highest NCCPI rating at 74, followed by Stallings sandy loam at 68 and Foreston loamy fine sand at 62.

The remaining 48+/- acres consist primarily of timberland. The timber is predominantly pine with hardwoods scattered throughout the property, providing additional diversity and wildlife habitat. Approximately 15.52 acres of the timberland are designated wetlands. This designation does not necessarily indicate standing water but reflects soils with higher-than-average moisture characteristics. None of the property is located within the FEMA-designated floodplain.

An easement provides access to the rear portion of the property, including a secluded +/-14.91-acre field. This back field adds another dimension to the property, whether utilized for continued agricultural production, wildlife management, or recreational purposes.

There is also an approximately 1-acre opening tucked away in the northeastern portion of the property. Its secluded location makes it an excellent location for a food plot or hunting setup. With a combination of agricultural fields, timber, wooded edges, and secluded openings, the property offers excellent habitat diversity for whitetail deer and wild turkey.

The mixture of farmland and timberland also provides several possibilities for a future owner. The road frontage and accessibility create potential for a secluded homesite, while the agricultural acreage can continue to be farmed. The wooded acreage provides recreational opportunities, privacy, and potential long-term timber value.

Whether you're searching for an agricultural investment, recreational and hunting property, secluded homesite, or simply an opportunity to own a sizable tract of land in southeastern North Carolina, this 70.4-acre property in Columbus County deserves serious consideration.

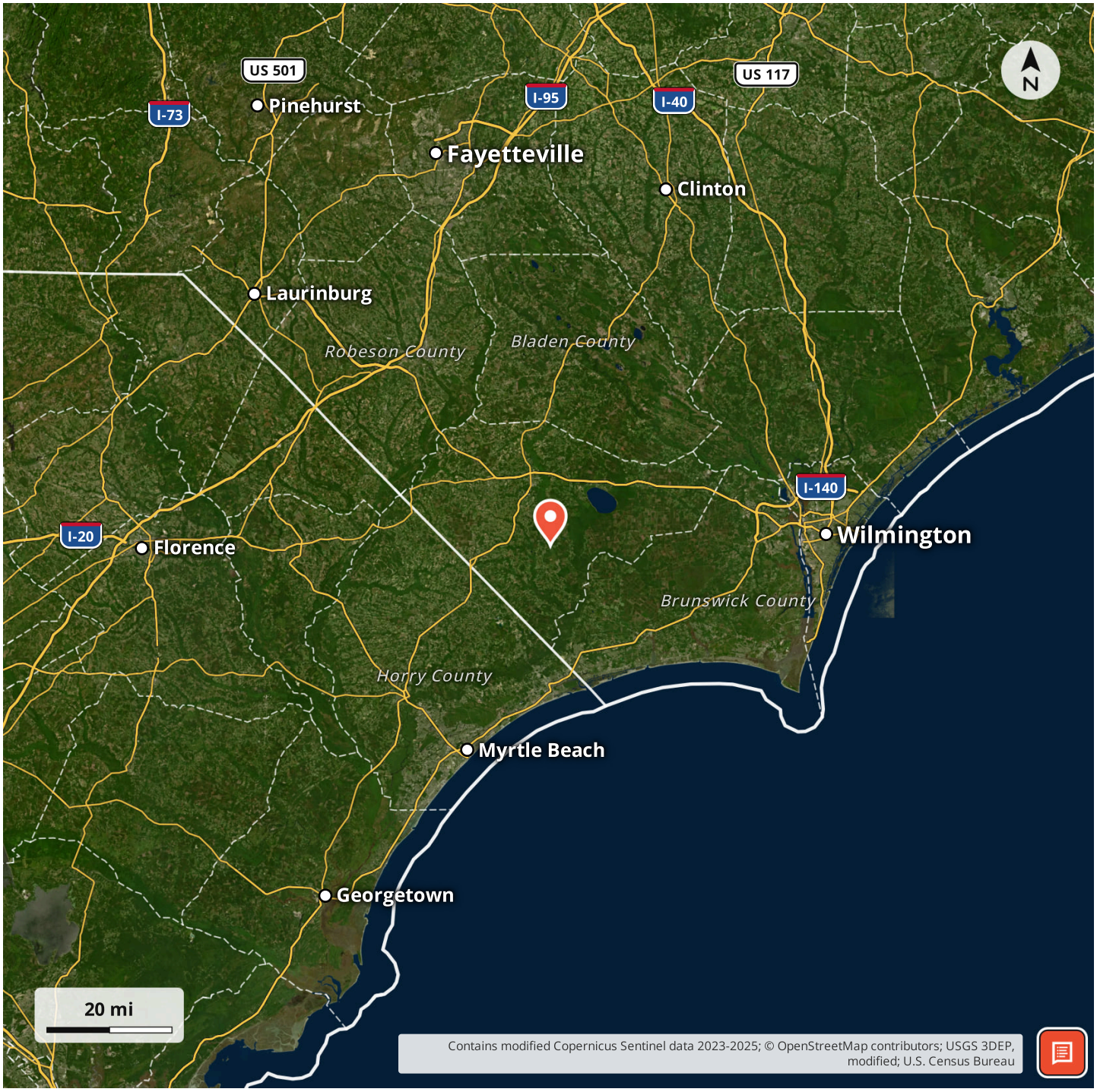
For more information on this and other land for sale in Columbus County, contact Andrew Walters at 252-904-3184 or by email at awalters@mossyoakproperties.com, or visit landandfarmsrealty.com.



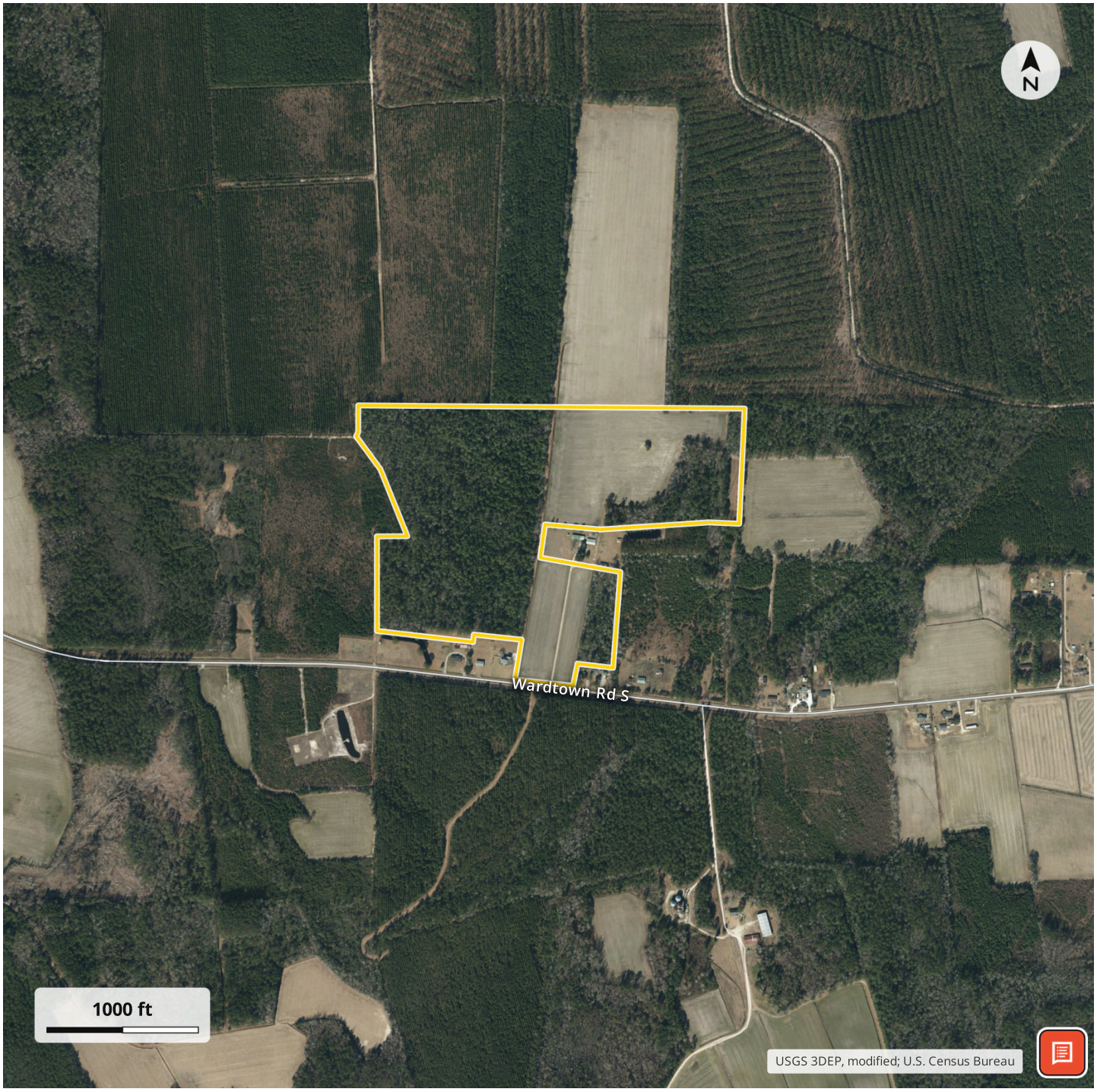




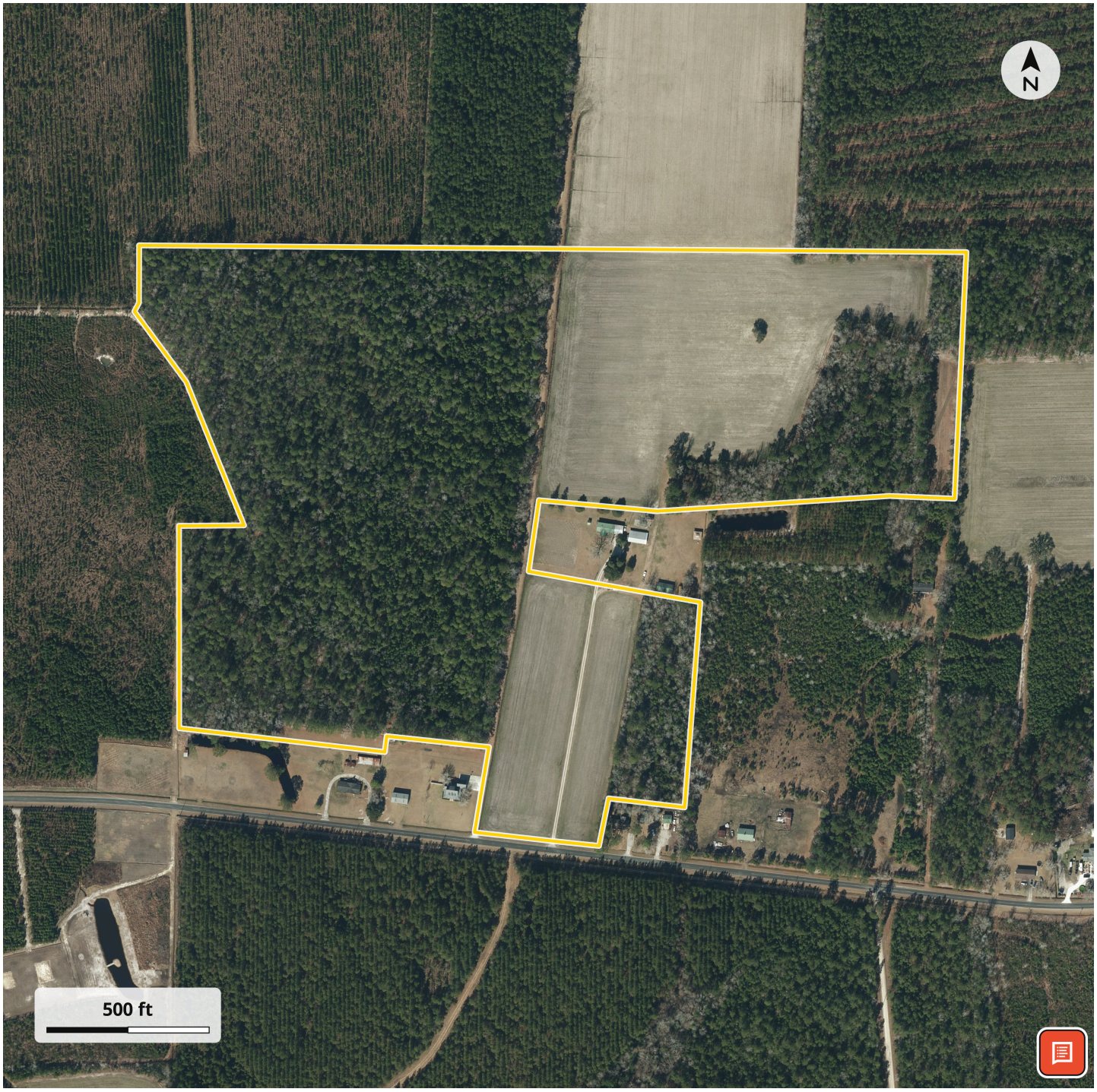

Regional Map



Locator Map



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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