

**2.89 Acres of Waterfront Land With Home  
& Marina For Sale in Beaufort County NC!**  
266 Zinkie Lane  
Bath, NC 27808

**\$1,100,000**  
2.890 +/- acres  
Beaufort County



## 2.89 Acres of Waterfront Land With Home & Marina For Sale in Beaufort County NC! Bath, NC / Beaufort County

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### **SUMMARY**

**Address**

266 Zinkie Lane

**City, State Zip**

Bath, NC 27808

**County**

Beaufort County

**Type**

Residential Property, Recreational Land,  
Riverfront

**Latitude / Longitude**

35.432209 / -76.670408

**Dwelling Square Feet**

2400

**Bedrooms / Bathrooms**

4 / 3.5

**Acreage**

2.890

**Price**

\$1,100,000

**Property Website**

<https://www.mossyoakproperties.com/property/2-89-acres-of-waterfront-land-with-home-marina-for-sale-in-beaufort-county-nc-beaufort-north-carolina/21889/>



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### **PROPERTY DESCRIPTION**

#### **Waterfront Home & Marina!**

2.89 ac +/- of Beaufort County NC waterfront land with Marina and home. Potter's Marine is tucked away on North Creek just off the Pamlico River only minutes from Historic Bath, NC. The Potter family manages the daily operation of the marina from their 2400 sf home towering over the property. The 3 story family home was completed in 2012 and is comprised of a first floor oversized double garage and workshop with a half bath and additional storage rooms. The first and second floors have patios for relaxing and enjoying the view. A 4' x 4' exterior elevator offers a nice ride to the second floor when needed. The second floor has 2 baths, 3 bedrooms, large kitchen and family room. The master bedroom is on the third floor. An oversized deck overlooks the marina from the second floor.

Potter's Marine is the income producing component of this property. Significant income is generated from in water slip rental, on land boat storage, and ramp use. It features over 525' of shoreline and 23 income producing recreational boat slips with 30 amp power spread across 3 docks, a boat ramp, 11 on-land boat storage slots with water and electric service and a bath house that serves all customers and guests. There are fourteen 30' x 15' slips, six 30 x 18' slips, two 30' x 12' slips, one 13,000 lb lift, one 16,000 lb lift and one jet ski lift. Dock A is all wood and has 4 slips with permitted expansion capability for additional docks along the additional 100' not yet built. The slips have 30 amp power. Dock B is all wood and has 6 in water slips with 30 amp power. Dock C is wood and concrete and is the newest dock with 13 slips with up to two 30 amp connections per slip. Vessell waste water is pumped out dockside and disposed of in one of the two onsite permitted septic tanks. The bath house is sufficient to take care of basic shower and bathroom needs for customers and their guests. The docks are permitted with room for expansion. Septic permits are in place and a current rent roll is available upon request. Current leases are also available for review upon request.

This property is unique because it has the homesite and marina all in one and is set up to be easily managed and watched requiring very little expense to maintain.

This property is shown by appointment only. Please contact the listing agent prior to showing the property.

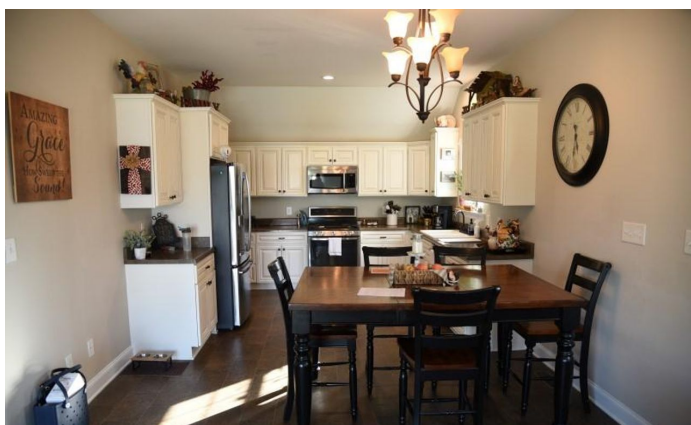
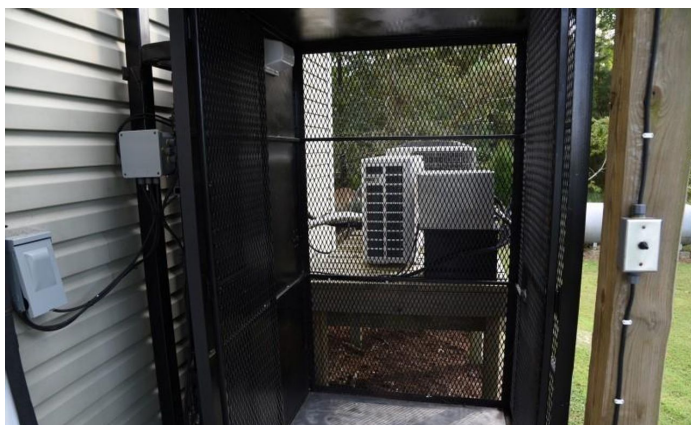
For more information on this and other land for sale in Beaufort County, contact Wyatt Fountain at 252-702-0750 or by email at [wfountain@mossyoakproperties.com](mailto:wfountain@mossyoakproperties.com), or visit [landandfarmsrealty.com](http://landandfarmsrealty.com).





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## Locator Maps





## Aerial Maps



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Bath, NC / Beaufort County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Wyatt Fountain

**Mobile**

(252) 702-0750

**Email**

wfountain@mossyoakproperties.com

**Address**

204 Eastbrook Drive

**City / State / Zip**

Greenville, NC 27858

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**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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