



## REDUCED! 72.5 Acres of Productive Farm Land and Duck Impoundment For Sale in Hyde County NC!

844-480-5263  
MOPRockCreekLand.com

Address: Off White Plains Road, Engelhard, NC 27824



**Marty Lanier**

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**Acreage:** 72.56

**Price:** \$349,900

**County:** Hyde

**MOPLS ID:** 37220

**GPS Location:** 35.4594 X -76.0193

**Waterfowl**

**Farmland**

REDUCED! 72.5 Acre Duck Impoundment situated between Lake Mattamuskeet and the Pamlico Sound. Fresh water well in place along with several pit blinds making this a turnkey Hyde County duck hunting tract!

Rare Find! 72.5 acre Duck Impoundment in Hyde County situated between Lake Mattamuskeet and the Pamlico Sound. Located off of White Plains Rd in Engelhard, NC, this property features great waterfowl hunting opportunities along with income producing cropland.

The impoundment has 2 dikes cutting across the middle of the acreage, allowing for the possibility of flooding in different stages. If the avid duck hunter wanted to flood the first couple of cuts for an early teal season, the remaining acreage and food source can be preserved for the later waterfowl season months. This part of the county is known for its early push of ducks, and this impoundment allows a hunter to target waterfowl in every season, while still keeping the necessary food source for new migrations.

These 3 interconnected impounded farm fields feature core-ditched dikes all built to spec. There is a well pump with a 6" casing and 4" outflow, all on three phase power, as well as, a fresh water canal to pump from and drain to. The land has been in crop rotation the last several years and drains well. There are 4 pit blinds strategically placed on the center dikes and are in good condition.

Overall, this property provides a great investment opportunity. The farmland itself can be leased, or a new owner can have the land planted and lease the duck hunting to the numerous hunters in the area that are just not in the position to purchase their own property. Or a mixture of both may prove to be the better option, farming a portion of the +/- 72 acres, and flooding and hunting the rest.

Hyde County and especially Lake Mattamuskeet has a rich history of fishing and hunting, especially hunting waterfowl. The lake is a destination many wintering migratory waterfowl species located within the Atlantic Flyway (<http://www.mattamuskeet.org/history/>). Its close proximity to the coast and the 40,000 acre lake has created a habitat that has attracted wildlife for centuries. The lake contributes to much of the Mattamuskeet National Wildlife Refuge.

For more information on this and other Productive Farm Land and Duck Impoundments For Sale in Hyde







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