



UNDER CONTRACT!! 265 Acres of Prime Hunting Land For Sale in Sampson County NC!

844-480-5263
MOPRockCreekLand.com

Address: 20 Belvin Maynard Road, Harrells, NC 28444



Marty Lanier

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Acreage: 265.00

Price: \$549,999

County: Sampson

MOPLS ID: 46886

GPS Location: 34.6939 X -78.2215

Freshwater Fishing

River

Turkey

Waterfowl

Small Game

Equestrian

Timberland

Farmland

With over 3,500 feet of frontage along the Black River and 96 acres of pristine bottomland and over 140 acres of pine timber on the hill, this is the perfect hunter's retreat with immediate income potential and a true one of a kind property!

This is a one-of-a-kind parcel with everything a landowner would want. This large tract of land includes a combination of upland, lowland, fields and timber all in an affordable package. Of the 250 acres of woodlands on this property, all of the timber remains intact. Over half the tract is dominated with mature pine forest on dry, sandy ground that spans over 140 acres. A 10-acre field is nestled along the main roadway with opportunities for a dove field, food plot, or the place to build your new dream home. On the southeastern side of the tract contains nearly 100 acres of old growth, bottomland hardwood in its pristine condition covered in majestic oaks and a solid representation of the world-renowned ancient cypress groves with over 3500-feet of water frontage along the Black River. This bottomland habitat is enrolled in a perpetual conservation easement held by The Nature Conservancy. In addition to the mature forests and river frontage, the site is teeming with wildlife, including: turkey, deer, bear, waterfowl, and ample populations of small game to boot. It's a true game paradise!

As a bonus, a former swine production facility is located at the end of Castle Road that could be easily re-purposed as a storage building or living quarters. It's approximately a 6,000 square foot building covered with a solid concrete floor, tin roof, and power lines already run to the building for immediate power availability. The facility has a retired well system that could be restored with the applicable municipal permits.

Tract has excellent access via Castle Road that provides all weather access to the deep interior portions of the tract and all the way out to Belvin Maynard Road. Access to neighboring cities is another bonus. It's just a couple miles from the Town of Harrells, 10 minutes from Elizabethtown, 20 minutes from Clinton, 30 minutes from Fayetteville, and just a little over an hour to the historic port of Wilmington.

If hunting or making money off the land is what makes you happy, this tract may very well end your land search today. It's a great tract to have in your possession for



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