



102 acres Hunting and Timber Land for Sale in Beaufort County NC!

844-480-5263
MOPRockCreekLand.com

Address: Off Windley Rd, Washington, North Carolina 27889



Marty Lanier

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Acreage: 102.00

Price: \$224,900

County: Beaufort

MOPLS ID: 14925

GPS Location: 35.5802 X -77.0802

Residential

Timberland

Farmland

Commercial

This beautiful hunting and timber tract is the perfect recreational oasis for someone looking to be close to town but feel like they are miles away from the hustle and bustle of city life. Conveniently located off Hwy 264 and Windley Road between Washington and Greenville NC this offering is the perfect retreat just minutes away from all of the amenities you would ever need.

102 acre Hunting and Timber Land for Sale in Beaufort County NC! Have you been looking for an affordable hunting and recreational property convenient to town yet far enough away you feel like you are miles away from the rest of the world? This property is right for you! Conveniently located off Hwy 264 and Windley Road between Washington and Greenville NC this offering is the perfect retreat just minutes away from all of the amenities you would ever need. The property consists of 50 acres +/- of planted pines and 50 acres +/- of hardwoods, and 2 acres +/- of land that contains old barns and out buildings from days gone by. There is an elaborate trail system that provides access to the entire property from one end to the other. This is a great spot to hunt, camp, ride 4-wheelers, or simply go for a quiet walk in the woods at the end of a busy day.

The property has been enrolled in a CREP conservation easement program and is split into three segments. One 60 acre block on the North side that includes an 10 ac +/- block of pines and 50 acres of hardwoods is in a permanent CREP easement and can not be developed. The 40 acre Pine block to the South is in a 30 year easement that matures in February of 2034. The area by the old barns has been excepted from the program and can be the prefect spot for a cabin or home site. There is a forestry management plan in place that provides for the management and harvest schedule of the timber, please review the file in the additional documents section for surveys and ALL of the documentation regarding the conservation easements.

Here's a little info about the area. As early as 1585, the first English explorers visited the area that would become Washington. However, it wasn't until the 1690s that the first settlements appeared. In 1705, Bath, located 15



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