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202 Acres - Columbus County, North Carolina

Tract B120 (Under Contract)



### Acreage

202.2 +/- Acres

### Property Price

\$404,000 (\$2,000/Acre)

### General Description

The BTRP, LLC property consists of approximately 200+/- acres of exceptional timberland and boasts excellent hunting and recreational opportunities. This property is located just outside the town of Lake Waccamaw, NC and is adjacent to East Columbus High School. Of the 200+/- acres there is a 38 +/- acre pine plantation that is approximately 10-12 years old and will be able to provide cash flow within the next couple of years through silvicultural first thinning.

This area has frontage on Old Lake Road as well as Ben Jones Road. Traveling West on Ben Jones Road and adjacent to the young pine plantation there is an approximate 87 +/- acres that has been clear cut recently, but has not been replanted. This 87 +/- acres appears to have some natural loblolly pine regeneration occurring, but would need to be replanted to maximize timber growth. Continuing North on Old Lake Road there is an approximate 74 +/- acres that has been extensively thinned and would lend itself to an excellent secluded residential compound or one could continue to manage for timber production. This property has several thousand feet of road frontage and could possibly be subdivided.

### Location / Directions:

From Wilmington head east on Hwy 74/76 approximately 30 miles to SR 1740 (Old Lake Road) Lake Waccamaw NC. Turn North (Right) on SR1740, travel approximately 1/2 mile and tract is located on your Left beginning at Large Powerline. Ben Jones road provides additional access.

### Agent:

Melvin Ezzell  
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Aerial Map 

