



Tract B462-Richmond County

43 Acres
Richmond County, North Carolina
Property Price : \$180,000 (\$ 4,181/acre)



Acreage:

43.05 +/- acres

General Description:

Located in Richmond County, NC, just outside of Ellerbee, is 43 +/- acres of prime hunting land. This property has a great stand of Loblolly Pine and a couple hardwood drains that help funnel the wildlife through the property. There is a food plot in place with oats and clover, as well as several oak trees that help grow trophy whitetail deer on the property. There are several other species of wildlife that roam the property such as wild turkey and many species of small game. The timber on this property has several age classes. The oldest pine timber will be ready for clear cutting in 5 to 10 years, and the youngest age of pine is approximately 5 years from thinning. This helps provide several years of income from the property. If you are looking for a nice piece of hunting land with some income potential, give this property a look.

Investment:

\$180,000 (\$ 4,181/acre)

Tax ID:

746900569952/ 746900763980

Agent:

Jamie Pierce
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Location/Directions:

From Ellerbee, NC, head NW on Hwy 220 for 2 miles. Then, turn left onto Clayton Carriker Rd. and go 1.4 miles. Turn left onto Bennett Rd and go 1,500 ft and the property entrance will be on your left.

Disclaimer: Property inspections shall be done during daylight hours. Seller and Advance Land and Timber, LLC in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors,

managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.

