



Tract B546-Sampson Co, NC-Martin (Just Reduced)

278 Acres
Sampson County, North Carolina
Property Price : \$550,000 or (\$1,978/acre)



Acreage:

278 +/- acres

General Description:

Located off Highway 701 in Sampson County, NC, is a great property that would be the perfect recreational retreat. There is a 30-foot-wide permanent right of way easement off US 701 which leads to this private and secluded property. Approximately 1 mile of river frontage along the South River. Large tracts on the South River do not come available often, so there is plenty of room to establish even more trails for ATV riding, horseback riding, and hiking. With the combination of mature timber and young plantation, the tract provides food, bedding areas, and water for deer, turkey, hog, upland game, and other small game. Areas in the young plantation could be cleared for food plots. Some areas were planted in cypress. The timber on the property could also provide some future income. The river frontage also adds waterfowl to the list of hunting possibilities as well as the opportunity to fish, kayak, canoe, and swim. There is a NC Wildlife Boat Access area less than a half mile down river. Don't miss out on this rare opportunity for such a unique property!

Investment:

\$550,000 or (\$1,978/acre)

Tax ID:

Portion of 16063464001

Agent:

Bud Cook
910-640-8784

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Location/Directions:

From Garland, at the intersection of NC 411 and US 701, go south on US 701 for 1.3 miles and the entrance to the property will be on your right.

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.

