



Tract B978 Tick Bite

1,720 Acres
Lenoir County, North Carolina
Property Price : \$7,755,000 (\$4,508/acre)



Acreage:

1720 +/-Acres

General Description:

The Tick Bite Preserve encompasses 1,720 acres situated on Tick Bite Road and Saw Mill Road, approximately 23 miles from Greenville, NC and 93 miles from Raleigh, NC. The property features level terrain, including 81 acres of cropland with numerous food plots, 786 acres of uplands, and 853 acres of bottomlands. It boasts 4.2 miles of frontage along the Neuse River and 2.7 miles along Contentnea Creek (black water). Timber resources on the tract include planted loblolly pine, planted longleaf pine, natural stands of both species, cypress, upland hardwoods, and bottomland hardwoods. An extensive road network provides access throughout the property for timber management, sand operations, and recreation. Improvements on the property consist of two homes and a partially finished residence: a 5,700-square-foot lodge with 12 bedrooms and 7 baths; an 1,800-square-foot home with 4 bedrooms and 2 baths; and a partially completed 3,200-square-foot house offering 6 bedrooms and 4 baths. Outbuildings include a 3,100-square-foot barn, a 2,000-square-foot skinning shed and kennel, an additional 2,000-square-foot shed, and multiple smaller storage structures located across the property. The site also contains two large fuel tanks and recreational enhancements such as more than 20 deer stands and over 10 duck blinds. A sand mine operates under lease, providing annual cash payments. Additionally, a 500-acre conservation easement is in place, and approximately 120 acres are dedicated to sand mining activities. Tick Bite Preserve presents a unique opportunity to acquire a substantial recreational property along the Neuse River, featuring exceptional wildlife habitat for turkey, ducks, deer, bear, quail, and doves. Both the Neuse River and Contentnea Creek offer excellent fishing. The property has a well-established history as a premier hunting destination and generates significant income from sand and timber operations.

Investment:

\$7,755,000 (\$4,508/acre)

Tax ID:

TMP (4568-12-0779), (4558-91-3580), (4568-11-0162), (4568-41-7553), (4568-42-0114), (4568-34-6342), (4568-47-4437), (4568-35-7980), (4568-74-9956), (4568-62-5815), (4568-73-7156), (4568-83-7491) and (4578-34-9552)

Agent:

Carwin Owens
434-841-0784
Zach Ayotte
828-443-5322

Location/Directions:

Contact Carwin Owens for property showing.

✉ contact@advancelandandtimber.com

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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, incident, 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.

