



Tract B950 Cherry Island (Just Reduced)

1,342 Acres
Martin County, North Carolina
Property Price : \$5,900,000 (\$4,396/acre)

Acreage:

1,342

General Description:

Cherry Island comprises 1,342 acres located north of Williamston, NC, adjacent to the Roanoke River Wildlife Refuge. The property is accessible via State Route 125 (N Haughton St) and lies approximately one mile from Williamston. Its varied topography includes gently sloping and flat terrain, encompassing 76 acres of cropland, 759 acres of upland timberland, and 507 acres of hardwood bottomland.

The tract features an extensive interior road network that provides efficient access throughout the property and supports hunting activities. Its proximity to the Roanoke Wildlife Refuge enhances wildlife habitat quality, particularly within the hardwood bottomlands that are well suited for waterfowl, deer, and turkey. Additionally, opportunities exist for dove and quail hunting. Hunting improvements include strategically installed deer stands and duck blinds.

Significant enhancements have been made onsite, notably an eight-bedroom, four-and-a-half-bath lodge with spacious porches and an outdoor fireplace, as well as a locker room equipped with ten lockers. A 9,500-square-foot utility building offers multiple equipment bays, half of which are climate controlled. The skinning shed is outfitted with an electric winch, walk-in cooler, and commercial sinks. A sand mine equipped with scales is also present, providing additional revenue potential.

The following improvements are included:

- Lodge: 3,800 square feet with 8 bedrooms and 4.5 baths
- Utility building: 9,500 square feet
- Barn: 2,100 square feet
- Shed with lockers and walk-in cooler: 1,400 square feet
- Sand mine with scales

Cherry Island offers an exceptional opportunity as a specialized hunting property featuring premium amenities, sustainable timber management, and additional income from the sand mine.

Investment:

\$5,900,000 (\$4,396/acre)

Tax ID:

TMP-0500677 and TMP-0504927

Agent:

Carwin Owens
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Zach Ayotte
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Location/Directions:

Contact Carwin Owens for property showing.

www.advancelandandtimber.com

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 cond

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