



Tract B949 Devils Gut (Just Reduced)

1,394 Acres
Martin County, North Carolina
Property Price : \$6,900,000.00
(\$4,949/acre)



Acreage:

1,394 +/- Acres

General Description:

The Devils Gut encompasses 1,394 acres along US Highway 64, west of Jamesville in Martin County, NC. This sprawling property includes a 10,000-square-foot lodge featuring 16 bedrooms, 9.5 baths, a spacious kitchen with a bar, and a dining area that comfortably seats twenty people, making it ideal for conferences. Additionally, the lodge offers a lounge area on each floor, with the main lounge boasting a large fireplace, a locker room with 22 lockers, and a laundry room. The estate also includes two barns, a river shelter with a dock, a shed equipped with commercial sinks, and a walk-in cooler.

The tract offers approximately 3 miles of frontage along the Roanoke River and 2.7 miles along Gardner Creek. The Devils Gut is perfectly situated for a timber investment with a rich wildlife habitat.

The timber on the property consists of:

- 565 acres of natural young bottomland hardwood
- 290 acres of hardwood/cypress mix bottomland
- 41 acres of 2004 planted Loblolly pine
- 31 acres of 1995 planted Loblolly pine
- 63 acres of thinned mature pine and hardwood
- 42 acres of mature pine/cypress
- 15 acres of 2003 planted long leaf pine
- 125 acres of mixed pine and hardwoods in a conservation easement

Please see the rolling stock.

- Deere 5505 2-wheel drive

- Deere 6405 MWD 4x4 640 loader forestry package
- Deere offset Disc
- Deere 15 Batwing mower (2021)
- Case 490 20' disc
- Case 2,000 20' sealed cultivator and harrow
- Browns Tree cutter HD Bush Hog

Investment:

\$6,900,000.00 (\$4,949/acre)

Tax ID:

TMP 0102002, 0102162, 0102336, 0100149, 0100960, 0102578, 0102296, 0102335, 0100399, 0100395, 0100395, 0101519, 0100398 and 0100551

Agent:

Carwin Owens
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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 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, direct 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.

