



Tract B599-WBM 1

115 Acres  
Brunswick County, North Carolina  
Property Price : \$400,000 or (\$3,463/acre)



**Acreage:**

115 +/- acres

**General Description:**

Located on Egypt Rd, in Ash, NC, is 115 +/- acres of ideal recreational land. The property would provide a great place for hunting whitetail deer, bear, turkey, and other small game. An area could be cleared for planting food plots throughout to help increase the wildlife traffic within the tract. There are approximately 54 acres of non-merchantable Loblolly Pine Plantation, 40.6 acres planted in 2014, 7.8 acres planted in 2017 and 5.6 acres planted in 2019. The planted timber could also provide a source of future income. There are approximately 59 acres of merchantable timber ready to be harvested. This income could provide enough capital for site improvements or to service your debt. The property is located just 25 minutes from Shallotte, 35 minutes from Ocean Isle Beach, and about 45 minutes from Leland. The tract would provide a great weekend retreat for any outdoor enthusiast.

**Investment:**

\$400,000 or (\$3,463/acre)

**Tax ID:**

07800001

**Agent:**

**Bud Cook**  
**910-640-8784**

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**Location/Directions:**

From Brunswick County, Supply, at the intersection of US 17 and NC 211, go 10.8 miles north on NC 211, to the intersection of NC 211 and Egypt Road NW. Turn left on Egypt Road NW, and go 2.5 miles, and 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, 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, 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.*

