



Tract B519 CFRC Swindell

92 Acres
Beaufort County, North Carolina
Property Price : \$290,000 (\$3,152/acre)



Acreage:

92 +/- Acres

General Description:

92+/- acres of Excellent timber growing land right in the middle of Black Bear Country! It should be noted that the original deed for this property calls for 100 acres, however actual use as GPS calls for 92 +/-, and the county tax GIS layer calls for 94+/- . Potential buyer is responsible for their own evaluation. This property features 29 acres of 17-year-old thinned pine, 35 acres of 12-year-old Pre-merchantable pine, and 25 acres of recent clear cut growing back with a healthy natural pine stand. The remaining acreage is in Access path and the SMZ (Streamside Maintenance Zone) that cannot be harvested due to proximity to water drainage on Ramsey Creek. The property has been an excellent bear hunting property with great habitat and proximity to all the forage and protection a big bruin needs to be happy! Obviously in any area like this you'll also have plenty of deer, turkeys, and even ducks along Ramsey Creek. The timber on this property is already staggered to offer you incremental timber harvest options over the next few years meaning you can have liquid timber assets in hand every few years and start to put money back into your pocket. This area has excellent soils for growing trees and the loblolly pines have had a great genetic history on this property and the surrounding area. Just a mile outside of the historic town of Bath NC, you can check out the local pirate history as this was once the home place of famous Blackbeard the Pirate. The Pamlico River and Bath Creek come together offering boating access and excellent fishing! The property has an active hunting lease in place so any and all showings must be scheduled in advance with the listing agent. Call today to set up an appointment to view the property.

Investment:

\$290,000 (\$3,152/acre)

Tax ID:

6664-06-9251

Agent:

Zach Antill
252-676-0888

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

Location/Directions:

Call today for more details! You can reach the agent Zach Antill directly at (252)676-0888 or email him at zach@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.

