



Tract B661-Bay Branch

407 Acres
Brunswick County, North Carolina
Property Price : \$1,159,950 or
(\$2,850/acre)



Acreage:

407 +/- acres

General Description:

Situated in Brunswick County, NC, the Bay Branch Tract offers approximately 407 acres of prime hunting and timberland. The property features a diverse age range of timber, including 10-year-old loblolly pines and mature hardwoods lining Bay Branch. It comes with a deeded easement for access off Exum Road and boasts a well-maintained road system throughout.

The power line area is perfect for food plots, catering to the abundant wildlife on the property, such as whitetail deer, wild turkey, and various small game species. This tract presents a fantastic opportunity for recreational use, potential timber income, and is conveniently located less than 30 minutes from the beaches.

Highlights:

- Diverse timber stands
- Excellent road system
- Deeded easement access
- Ideal for hunting and food plots
- Proximity to beaches

Ideal For:

- Recreational enthusiasts
- Hunting
- Timber investment

Investment:

\$1,159,950 or (\$2,850/acre)

Tax ID:

09000025

Agent:

Location/Directions:

Jamie Pierce
910-840-7919

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From the intersection of Hwy 17 and 130, go west for 12 miles. Turn Right on Old King Rd. Go 1 mile, and turn left on King Town Rd. Go 800 ft and turn right on Little Prong Rd. Go 5 miles and property will be on the left.

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.

