



## **SOLD!! 271.86 ACRES OF FARMLAND, PASTURE LAND, AND TIMBERLAND WITH TWO PONDS FOR SALE IN HALIFAX COUNTY, NC!**

**SOLD**

**Take a look at this awesome property located i Halifax County! Managed timber, pasture land, farmland, two ponds, and fantastic hunting!**

271.86 Acres of Pasture and Timber Land with Pond for Sale in Halifax County NC! This farm has everything you've been looking for! There is 94 acres of rolling pasture land that is currently being used for pasture land row crop agriculture.

There are various stands of timber on the property. 75 acres is replanted pines that have been thinned and are growing quickly. This acreage is located in the back of the property and there is a trail system that allows easy access throughout. 88 acres is mature planted pines that have been well managed. You can easily walk through the timber, it's growing well, and can be harvested at anytime but will be in it's prime in the next couple of years. Tree-stands and ground blinds can easily be arranged throughout the property. We have a current timber cruise on file.

There are two ponds on the property. One is a smaller irrigation pond on the north side of the property. The other is a much large pond that's bordered by two pastures. There is an old house overlooking the pond that is in disrepair but a new structure can be easily situated there is already electricity ran to the home. The pond can easily be walked around and fished. If you are looking for a place to catch some bream, catfish, and bass in a small farm pond, then this is the place for you.

Within the woods there is a swamp that is roughly 14 acres. Its been flooded by beavers and is a naturally low lying area. The beaver dam can be destroyed to allow the water to drain but its a great duck hunting spot with the water dammed. Many ducks and geese were spotted in the swamp and duck blinds can easily be situated to numerous hunters can safely hunt the swamp. This flooded acreage adds a very unique attribute to the property because it not only offers great waterfowl hunting, the area is naturally low so no timberland or pasture land has to sacrificed in order to enjoy it.

Plenty of deer sign was spotted along the edge of the swamp and throughout the high ground in the woods. Turkey sign was spotted along the edges of the pastures and there are a few pockets of old hardwoods where turkeys roost.

There are two point of access to the property. off of Lynch Road. This listing is POSTED! This is an active working farm so no trespassing is allowed and any potential buyers must be accompanied by an agent or Realtor. There is also a locked gate. Please allow 48 hours in advance to schedule showings.

For a birds eye view of the property visit our "MAPRIGHT mapping system. Simply copy and paste this link into your browser (<https://mapright.com/ranching/maps/71e71b2369b2a214294e27720a8be58b/share>) and then click on any of the icons to see photographs taken from those exact locations as well as drone photos taken from the air. Click around and change the base layers to view shaded relief or hydrology maps of the area.

### **MORE DETAILS**

**Address:**  
Off Lynch Road  
Hollister, NC 27923

**Acreage:** 271.9 acres

**County:** Halifax

**MOPLS ID:** 21472

**GPS Location:**  
36.232800 x -77.949500

**PRICE: \$599,900**

### **CONTACT AGENT**



**ANDREW WALTERS**

**CO-OWNER/VICE PRESIDENT**

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