



## 52.6 ACRES OF FARMLAND AND TIMBERLAND FOR SALE IN PITT COUNTY, NC!

Located in Pitt County, take a look at this fantastic farm! Featuring 22.34 acres of timber and 30.26 acres of farm land, this property is ideal for recreational, residential, and investment purposes.

52.6 Acres of Farm Land and Timber Land For Sale in Pitt County, NC! Located just in between Vanceboro and Ayden, this property features plenty of farm land and timber land. 22.34 acres of pines that were planted roughly 15 years ago. Some management is needed to ensure the growth continues to reach the timber's maximum potential. The farm land is well drained and is a fantastic place to build a home or have a mini farm. The farm land is leased out for row crop agriculture annually so it produces income. The land can also be leased for hunting purposes.

There is roughly 450 +/- feet of road frontage on Joe Gardner Road. From the property you are only a few minutes from Grifton and Vanceboro. You are also only 20 minutes from Greenville. This property is easily accessible and would make an ideal homesite. The soil types consist of primarily three types of soils which are Portsmouth, Wagram, and Pactolus.

Only a small portion of the property is encompassed within the FEMA 100 year flood plain and that is along the drainage ditch on the eastern side of the property. The ditch is well maintained and ensures water flows off of the property, keeping the farm land suitable for building and row crop agriculture. None of the timber is encompassed within the wetland designated area or the FEMA flood plain. In the map in the photo gallery, the light blue is the FEMA Flood Plain and the dark blue is the wetland designated.

For a birds eye view of the property visit our "MAPRIGHT mapping system. Simply copy and paste this link (<https://mapright.com/ranching/maps/b87064abb8a13a9b0271ea36d69a01cc/share>) into your browser 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 Joe Gardner Road  
Grifton, NC 28530

**Acreage:** 52.6 acres

**County:** Pitt

**MLS ID / MOPLS ID:** 21883

**GPS Location:**  
35.370400 x -77.324100

**PRICE: \$150,000**

### CONTACT AGENT



**ANDREW WALTERS**

**BROKER IN CHARGE**

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