



SOLD!! 443.3 ACRES OF FARM AND TIMBER LAND FOR SALE IN PAMLICO COUNTY NC!

SOLD

Huge agriculture fields, over a mile of road frontage, and hundreds of acres of timber. This exclusive property has it all!

443 ac of Farm and Timber Land for Sale in Pamlico County NC! The 443 acre Brinson Tract has over a mile of frontage on Hwy 55 in Pamlico County and is a well-managed forest with excellent timber value. The predominant timber stand is 311 acres of Loblolly Pine and Hardwood approximately 23 years old and was thinned about 6 years ago. The average Diameter Breast Height is 12 inches plus and the Loblolly Pine are 60 feet tall. The soils, (Goldsboro, Norfolk and Lynchburg) are outstanding for timber production with Site Index of better than 85.

The tract is bounded by Sasses Branch on the west, Deeper Run on the east and Upper Broad Creek on the south. There is approximately 77 acres of Bottomland Hardwood that acts as a filter strip. These natural boundaries assist in draining the property, controlling access, maintaining boundary lines and aid in forest management, especially control burning. The timber can be used to help debt service the property.

Not many properties are capable of producing the attributes as this property. There is approximately 56 acres of prime farmland that is ideal for commercial or residential development, or continued agricultural use. The internal path system is fantastic with multiple roads that cut through and dissect the property. This easily allows access to essentially the entire property, even the remote areas of the timberland. There were numerous hunting stands and ground blinds situated throughout the property. This property is a sportsman's dream with outstanding deer and turkey populations, excellent fishing along Broad Creek, and a variety of small game species, all showcasing it's incredible wildlife diversity.

Located on Highway 55, this property boasts over a mile of road frontage and is located in between Grantsboro and New Bern. New Bern is known for it's beautiful waterfront views, fine dining, their historic downtown district, and shopping outlets (<http://www.visitnewbern.com/>). The Neuse River is also only minutes away from this property and has developed a reputation as one of the best fishing destinations in eastern North Carolina (<http://www.neuserivernews.com/neuse-river-fishing-reports.html>). The Neuse River flows into the Pamlico Sound and provides the opportunity to catch cobia, flounder, striped bass, trout, and various other sport fishes.

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/adc7ea4c38c77bd3cf4ea608f19dffb/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.

We kindly request for you set up a showing appointment before entering the property. Showings are for serious inquiries only. For more information on this or other Farm and Timber Land for Sale in Pamlico County NC, contact Billy McOwen at 252-305-6720, email at BMCOWEN@MOSSYOAKPROPERTIES.COM, or visit WWW.MOPLANDMAN.COM

MORE DETAILS

Address:

4264 W. NC 55 HWY
New Bern, NC 28560

Acreage: 443.3 acres

County: Pamlico

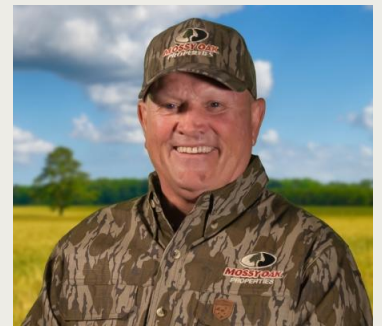
MOPLS ID: 25967

GPS Location:

35.136400 x -76.954700

PRICE: \$1,775,000

CONTACT AGENT



BILLY MCOWEN

OWNER/PRESIDENT

(252) 305-6720

(844) 480-5263 (LAND)

bmcowen@mossyoakproperties.com

