



91.3 AC +/- OF FARMLAND / TIMBERLAND FOR SALE IN CRAVEN COUNTY NC!

EXPIRED

Very Affordable Farmland/Timberland tract located in a very active market area for land sales, between Kinston and New Bern, NC! What's missing? Your name on the deed!!

91.3 ac +/- of Farmland/Timberland For Sale in Craven County NC!

This secluded tract includes ~ 37 ac of cropland with the balance in timberland. A deeded access easement does not appear to be present. However, there is a farm path that has been used by the farmer and landowner to access this property for many, many years. This parcel is loaded with deer tracks and the neighbors have witnessed bear and turkeys traverse across the farm many times. Core Creek runs along its eastern boundary and Mill Branch Creek runs along its southern boundary, creating an amazing permanent water body within the surrounding wooded areas, allowing for great duck hunting and fishing opportunities. Several paths have recently been cut into the woods on the eastern boundary of the field to allow access to the flooded woodlands. This land has not been hunted for quite a while and has great potential as a hunter's paradise for multiple species. The habitat diversity on this tract is quite impressive to say the least. The productive cropland areas have soil types which should support septic systems (if mapped correctly). An existing revenue stream has been created through a verbal, annual cropland lease. The sale of this property will be subject to the lease if the farm is being managed under that lease when purchased. This parcel is eligible to be enrolled in the NC Present Use Valuation Program for its use as cropland and timberland. This program will allow for a deferment of a portion of the property taxes annually while enrolled (<https://www.ncdor.gov/taxes-forms/property-tax/present-use-value-puv-seminars/present-use-valuation-program-guide>).

This beautiful farm is located within a very reasonable drive to many local communities and larger towns which provide a wide array of amenities. According to Google Maps, the drive times are:

Cove City 4-minute drive

Dover 12-minute drive

New Bern 24-minute drive

Kinston 26-minute drive

Washington, NC 43-minute drive

Greenville 46-minute drive

Jacksonville, NC 52-minute drive

Viewing instructions: Please wear bright clothing or blaze orange during this active hunting season when visiting this tract. Although it is not leased for hunting, hunting on adjacent property may occur and safety is a high priority. Please drive only on the main farm path. You will not regret the choice to walk this property and soak up its beauty and potential.

For a bird's eye view of the property visit our "MAPRIGHT" mapping system. Simply copy and paste this link into your browser (<https://mapright.com/ranching/maps/0b4a9f029e048c20f9ee7aa1b3a190a7/share>) and then utilize the various tools present. Click around and change the base layers to view shaded relief or hydrology maps of the area.-

MORE DETAILS

Address:

Off Wintergreen Road
Cove City, NC 28523

Acreage: 91.3 acres

County: Craven

MOPLS ID: 23032

GPS Location:

35.216000 x -77.300200

PRICE: \$195,000

CONTACT AGENT

