



## SOLD!! 52 ACRES OF FARM AND HUNTING LAND FOR SALE IN TYRRELL COUNTY NC!

### SOLD

The Davis Tract is 52 acres of farmland, hunting land and timber near the head of the Little Alligator River. Perfect for hunting, conservation, development or single-family residence with plenty of elbowroom. Possible duck impoundment location 35 minutes from the Outer Banks!

The Davis Tract is a little over 50 acres, which seems to be a popular size among many of our buyers. It's located in a game rich region of Tyrrell County known as Alligator. Alligator is in the northeastern section of the county and stretches from Highway 64, across the Little Alligator River, and almost to Fort Landing Road. This tract is 3.8 miles from Highway 64 in the northern portion of that region. Highway 64 provides easy access to the Outer Banks, which is approximately 35 minutes to the east and to the county seat of Columbia, which is a quaint little river town just 10 minutes to the west. With just a little over a half-mile of frontage on Newfoundland Road there is an amazing amount of possibilities with the Davis Tract.

The tract is broken down into roughly 40 acres of farmland, which is currently planted and leased to a local farmer, and a little over 10 acres of woods with the primary timber type being pines. There are currently no structures or improvements on the property making it a clean slate. With power and water being available and with the amount of cleared land and road frontage it should be attractive to someone wishing to develop a small parcel on the mainland with easy access to the Outer Banks. It also fits the bill for an individual looking for some elbowroom with a desire to get away from the traffic on the beach.

There are plenty of hunting opportunities both on this property and in the surrounding area. Deer and turkeys are frequently seen in the farm field and the vast woodlands behind the property are home to a number of black bears. Being near the head of the Little Alligator River and being in proximity to some productive waterfowl hunting properties, it has the potential to be a really good duck impoundment location. About a mile down river, Ducks Unlimited, in partnership with North Carolina Wildlife Resources Commission (NCWRC), was recently awarded \$1 million in funding from the National Coastal Wetlands Conservation Grant Program to restore 251 acres of wetland habitat on Texas Plantation Game Land in Tyrrell County, North Carolina Learn more here, <https://www.ducks.org/conservation/sr/north-carolina/texas-plantation-game-land-grant-approved>.

The farmland will qualify for a number of conservation programs which will allow tree planting or the growth of natural habitat along the highway to seclude any of your hunting efforts and provide an income source at the same time. If that sounds interesting, please contact me and I will walk you through the details of those programs.

For the sportsman that does it all don't discount the year-round fishing opportunities in the area. There are 3 boat ramps in the immediate area that provide access to freshwater in brackish water species throughout the year and within an hour of this property you have access to blue water gulfstream fishing, tremendous inshore saltwater fishing and world-renowned largemouth bass fishing.

This tract should meet the needs of a number of buyers, so I encourage you to contact me before it's gone!

### MORE DETAILS

**Address:**  
Newfoundland Road  
Columbia, NC 27925

**Acreage:** 52.8 acres

**County:** Tyrrell

**MOPLS ID:** 47647

**GPS Location:**  
35.956800 x -76.124700

**PRICE: \$179,900**

### CONTACT AGENT



**BRYAN DEHART**  
AGENT

**(252) 473-8632**

**(844) 480-5263 (LAND)**

[bdehart@mossyoakproperties.com](mailto:bdehart@mossyoakproperties.com)

