



## SOLD!! 53 ACRES OF DEVELOPMENT AND TIMBER LAND FOR SALE IN CHATHAM COUNTY, NC!

### SOLD

With rolling topography, excellent access to the Triangle, and full stand of mature timber, it's a prime development opportunity in the Piedmont of NC!

Situated just five miles from Goldston in Chatham County lies the 53-acre Callicutt Road Tract. This tract is found in the rolling hills of Chatham County where picturesque meadows and towering trees cover the entire region. This tract is nestled right in the middle of the countryside less than a mile from Bear Creek and just outside of the Town of Goldston. With the exception of a few oak-lined saddles, the tract is dominated by a 30-year-old stand of loblolly pine. The timber has been expertly-thinned twice over the last 15 years and is well on its way to maturity. This tract could be the perfect opportunity for a new development right in the heart of God's country and less than an hour from Chapel Hill, Raleigh/Durham, Sanford, and Siler City. The tract is configured to be easily split into small home lots or large estate-sized land packages.

In addition to being a prime development tract, the Callicutt Tract is full of deer, turkey, and lots of small game. Excellent wildlife habitat spans the entire tract with lots of natural food and cover. Over the last few years, several high-scoring bucks have come from within five miles of this tract. And there are always plenty of turkeys in this area providing an excellent opportunity to build a house, cabin, or farm and have excellent hunting just out the back door. This property offers a wide range of benefits, including timber production, premium hunting opportunities, and prime candidate for development all within a short distance from US 421, US 15-501, and US 1.

For more information on this and other Development and Timber Land in North Carolina, contact Jeff Burleson at 843-685-2408, email at [jburleson@mossyoakproperties.com](mailto:jburleson@mossyoakproperties.com) or visit our website at [www.landandfarmsrealty.com](http://www.landandfarmsrealty.com).

### MORE DETAILS

**Address:**

Off Callicutt Road  
Bear Creek, NC 27207

**Acreage:** 53.0 acres

**County:** Chatham

**MOPLS ID:** 53234

**GPS Location:**

35.599800 x -79.380900

**PRICE: \$399,000**

### CONTACT AGENT

