



## SOLD!! 97 ACRES OF FARM AND TIMBER LAND FOR SALE IN TYRRELL COUNTY NC!

### SOLD

97 acre coastal farm and timber tract provides hunting, income and a building site less than 50 minutes from the Outer Banks!

This 97 acre offering is located in Tyrrell County which is in the northeastern region of North Carolina. Tyrrell County is part of the history and wildlife rich Albemarle Peninsula. The tract itself is just a half a mile south of US Hwy 64 which is the main thoroughfare from I-95 and Raleigh to the West and the Outer Banks to the east. The river town of Columbia, North Carolina is 2 minutes away and the beaches of the Outer Banks are barely 40 minutes away. There is over 1,600 feet of frontage on Old Columbia Road which splits the property. The +/-21 acres on the north side of Old Columbia Road are completely wooded and the +/-76 acres on the south side of the road contains 25 acres of woodlands and 51 acres of income-producing farmland which is currently leased to a local farmer. The cleared farmland acres should have no problem qualifying for one or more watershed protection conservation easements which not only provide income to the landowner but increase wildlife habitat and the wildlife carrying capacity of the property.

There are no structures on the property but power and water are currently available and you should have no problem obtaining a septic permit on the north side of Old Columbia Road to build a rural country home or a simple weekend getaway or hunting cabin. Hunting is currently available on this tract for deer, black bears and small game. The deer are numerous and Tyrrell County is one of the top counties in the state year-in and year-out for black bear harvests. With the Scuppernon River and its accompanying bottom lands almost completely surrounding this property a well-designed and managed duck impoundment should provide successful waterfowl hunting opportunities for years to come. Many waterfowl enthusiasts are looking to develop duck hunting properties outside of the impoundment saturated areas around Lake Mattamuskeet. This one is well worth considering.

### MORE DETAILS

#### Address:

Off Travis Rd  
Columbia, NC 27925

**Acreage:** 97.0 acres

**County:** Tyrrell

**MOPLS ID:** 53895

#### GPS Location:

35.905400 x -76.275000

**PRICE: \$279,000**

### CONTACT AGENT



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AGENT

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