



SOLD!! 297 ACRES OF TIMBER AND HUNTING LAND FOR SALE IN GATES COUNTY NC AND SUFFOLK VA!

SOLD

Offering a 297 acre managed timber investment tract in Gates County North Carolina and Suffolk Virginia. The state line splits the property with 237.5 acres in North Carolina and 59.5 acres in Virginia. Plenty of elbow room and excellent hunting potential on the doorstep of Hampton Roads!

Offering a 297 acre managed timber investment tract in Gates County North Carolina and Suffolk Virginia. The state line splits the property with 237.5 acres in North Carolina and 59.5 acres in Virginia. The tract is located 5 miles west of the dismal Swamp and a little over eight miles, by the way the crow flies, south of the Suffolk airport. There are two gated access points on Union Branch Road where it has over a half mile of road frontage. There are a number of interior roads and trails providing good access through the property as well as a power line easement crossing 0.7 miles of the tract on its northwest side. There are no improvements or structures on the property. There should be no problem finding an approved building site for a country estate or weekend getaway / hunting lodge. The timber stand breakdown is approximately 51 acres replanted in 2000 and recently thinned. This stand will be the first to yield a return on your investment. 126 acres was replanted in 2017 and is established and growing well. The remaining acreage is either in natural pine regeneration from 2004 or natural hardwood bottom land.

Besides the timber investment potential on this property the other major highlight is the incredible recreation and hunting opportunities here. The species available will be whitetail deer, wild turkeys, black bears, ducks and small game. The different timber types and stand ages provide the diversity necessary for exceptional hunting. It's an excellent setup for a serious wildlife manager or a weekend warrior. The only thing really missing here are some strategically placed Biologic food plots on the power line, logging decks and other well thought-out locations which will immediately increase the wildlife carrying capacity of this property. Sky's the limit on a property this size and in this region of North Carolina and Virginia. The incredible bonus here is the ability the hunt in both States because of the overlap in ownership. With this much potential this close to Hampton roads don't put off the opportunity to come experience this property.

MORE DETAILS

Address:
Off Rd 1305
Corapeake, NC 27926

Acreage: 297.0 acres

County: Gates

MOPLS ID: 54027

GPS Location:
36.547000 x -76.653500

PRICE: \$545,000

CONTACT AGENT



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