



SOLD!! 200 ACRES OF HUNTING TIMBERLAND AND AGRICULTURE LAND FOR SALE WITH POND IN WARREN COUNTY NC!

SOLD

Have you been searching for recreational property that has it all?! Then look no further! This fine tract of land features thinned pines, agricultural fields, a private pond, and an elaborate yet well maintained internal road system!

200 Acres of Hunting, Timberland, and Agriculture Land For Sale with Pond in Warren County NC! Located just outside of Littleton sits this very private, yet accessible property. This tract of land has deeded access and two points of access. As you enter the property you will notice a total of 14.5 +/- acres of agricultural land that is currently being cultivated for row crop agriculture. The edges of the field were covered in deer tracks! The irregular edges offer wild game a chance to browse and feed in the fields and still have cover as they feed. There is also a very extensive internal road system throughout the property. The paths are well maintained and mowed (see photo gallery). These paths take you throughout the entire property. There is also a secluded field that is roughly 1.5 acres that is currently used as shooting range. Here you can shoot everything from trap to long range rifles safely.

The real eye-catcher of the property is the private 5 acre pond. Not only is it nestled in between the farm field and the timber, there is also a two gar garage with lean-to sections on each side with a concrete pad overlooking the water. It could easily be used as a camp or somewhere to store ATVs, UTVs, and tractors securely. The pond has a solar powered pump that pulls the waters from Ben's Creek into the pond when the water levels are down. The pond is also stocked with fish and has agitators that function via solar energy to keep the water moving and fresh with oxygen to keep the pond healthy.

There is over a mile of property boundary that is bordered by Ben's Creek. This is also a fantastic place to spot wild game sign. Deer walk the creek and wild turkey roost along the hardwoods at the water's edge. There are many places where tree-stands can be situated throughout the property.

What really sets this tract apart from many other recreational properties is the fact is is adjacent to the North Carolina Wildlife Resources Commission Public Game Lands. The borders of the property are clearly marked with paint, flagging, and signs. While this property is laid out in fashion that feels much more than 200 acres, you also have access to hundreds more by simply walking nextdoor!

<https://www.ncpaws.org/ncwrcmaps/gamelands>

This property is actively being used for recreational and hunting purposes so no trespassing or venturing onto the property without permission and an agent present is allow. The access points are locked and the property is monitored. Please allow a minimum of 48 hours notice in order to schedule a showing.

For a birds eye view of the property visit our "MAPRIGHT mapping system. Simply copy and paste this link into your browser (<https://mapright.com/ranching/maps/b18f80fcedf136472bdc31376ce82ddd/share>) and then click on any of the icons to see photographs taken from those exact locations as well as drone photos taken from the air. Click around and change the base layers to view shaded relief or hydrology maps of the area.

MORE DETAILS

Address:

Off Odell Littleton Road
Littleton, NC 27589

Acreage: 200.0 acres

County: Warren

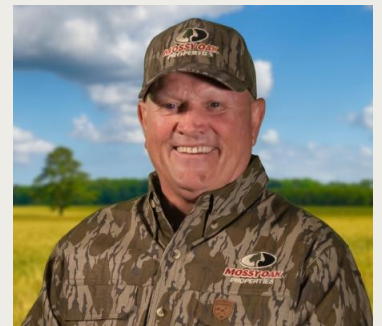
MOPLS ID: 54080

GPS Location:

36.387500 x -77.935400

PRICE: \$459,000

CONTACT AGENT



BILLY MCOWEN

OWNER/PRESIDENT

(252) 305-6720

(844) 480-5263 (LAND)

bmcowen@mossyoakproperties.com

