



SOLD!! 53.33 ACRES OF FARM FOR SALE IN SAMPSON COUNTY NC!

SOLD

With 1950-ft of road frontage & 40-acres of tillable land make this an excellent opportunity for farming, pasture or development!

Situated in the heart of Sampson County, this property lies just off NC Hwy-24, west of Clinton, NC and east of Roseboro, NC. It's terrain is generally flat, but gently slopes towards the field drainages and the creek on the west end of the property. The tract contains a mix of farmland and timber, and boasts approximately 2,300 feet of frontage along Concord School Road.

The 40-acres of farmland has consistently been in crop rotation in recent years, and has successfully produced cotton, soybeans, tobacco, peanuts, and sweet potatoes. This year the crop was cotton. The tillable acreage is leased for agriculture to a local farmer, which provides the owner some annual lease income. The balance of the tract is mature hard & soft wood timber, drainages and a creek bottom. The timber is comprised of various species of tree including oaks, poplars, and pines. The underbrush cover is thick and provides cover for deer, turkey and other small game animals; thus, providing some hunting opportunities as well. The drainages and creek flow off the property to the west and ultimately empty into the Bearskin Swamp Creek.

The property is currently enrolled in the county Tax Deferral Program for Agriculture and should be eligible for transfer upon sale of the property as long as the land use remains the same. Due to the proximity of this tract to Clinton NC, Roseboro NC, and other neighboring communities, the potential for residential development may be a possibility as well. Call me today to talk more about this unique opportunity and to see if it's right for your consideration!

MORE DETAILS

Address:

On Concord School Road
Clinton, NC 28328

Acreage: 53.3 acres

County: Sampson

MOPLS ID: 55977

GPS Location:

34.986600 x -78.425600

PRICE: \$179,900

CONTACT AGENT



SEAN MALOY

**BROKER IN CHARGE / VICE
PRESIDENT OF OPERATIONS**

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