



SOLD!! 83 ACRES OF COMMERCIAL FARM AND TIMBER LAND FOR SALE IN TYRRELL COUNTY NC!

SOLD

The Dillon's Ridge Farm is for sale! Income producing farmland and timberland, hunting, as well as, sand mining and development opportunities all within 35 minutes of the Outer Banks.

The Dillons Ridge Farm is +/- 83 acres of income-producing farmland and merchantable timberland. It's located in North Central Tyrrell County. The Alligator River Bridge is approximately 9.5 miles to the east and the coastal river town of Columbia North Carolina is 2.5 miles to the west. There's over 3000 feet of frontage along US Highway 64. There are three accesses into the property, two into the farmland and one through the wooded portion of the tract. There are currently no structures or improvements on the property.

Just over half of the property is currently rented to a local farmer. The soil types are adequate for growing corn, soybeans, cotton, peanuts, wheat and other less traditional crops. The timber is mature and could certainly be harvested for instant income. There is not a current timber cruise on file.

The habitat both in the wooded section of this property and on the surrounding properties supports plenty of wildlife. Whitetail deer, black bears, wild turkeys, various waterfowl and small game species are all present here. Additional income can be derived from a hunting lease if you choose not to hunt this property yourself.

For the investor, the real income potential on the Dillons Ridge Farm is in What Lies Beneath. Multiple borings have been performed on the property and confirm that this farm is loaded with sand. The closest high quality mineable sand to the Outer Banks! The boring and lab results indicate that this material is adequate for a number of construction projects as well as DOT projects. There's also plenty of room for multiple single-family homes or a number of multi-family units. Affordable housing is difficult to find on the Outer Banks and with this tract being barely 30 minutes from the beach it could be the answer.

Dillons Ridge fits the serious investor as well as the guy or gal looking for a moderate sized, manageable hunting tract with some periodic income opportunities.

Showings are by appointment only to qualified buyers.

MORE DETAILS

Address:
Off Hwy 64
Columbia, NC 27925

Acreage: 83.0 acres

County: Tyrrell

MOPLS ID: 39448

GPS Location:
35.928000 x -76.189000

PRICE: \$499,000

CONTACT AGENT



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