



## SOLD!! 1340 ACRES OF WATERFRONT FARM AND TIMBER LAND FOR SALE IN CAMDEN COUNTY NC!

**SOLD**

**\*1340 Acres Camden County on the Pasquotank River**

**\*1.56 Miles of Shoreline**

**\*1.33 Miles of Road Frontage on Texas Road**

**\*90+ Acres of Farmland**

**\*Black Bear, Ducks, Turkey, and Deer**

Dream location for hunting and recreational or large tract waterfront development with this 1340 AC property at the Southern end of Camden County NC. The property is just South of the 6,775 ac North River Game Lands. 1.56 miles of Pasquotank River frontage at the mouth of the Albemarle Sound, 1.33 miles of road frontage on both sides of Texas Road, 1 mile from Broad Creek, 2 miles from North River. +/- 92.42 cropland acres, +/- 106.59 acres of pre-commercial thinned pines outside of the wetlands, +/- 326.02 acres of wetlands/swamp with no waterfront, and +/- 344.07 acres of wetlands with frontage on the Pasquotank River. Established populations of ducks, doves, turkey, deer, bear, and hogs. Incredible location and opportunity for waterfowl impoundments and all other types of hunting. Buyer could build a private boat ramp at the end of Texas Road or use new public ramp 2 miles away at One Mill Landing Park to catch some of the abundant species of fish in the area such as striped bass, largemouth bass, flounder, red drum, trout, white perch, & catfish. Opportunity for buyer to subdivide into multiple 10+ acre water front lots. Many may need to access water via boardwalks or dig borrow pits to fill residential lots on the waterfront to base flood elevation. Buyers can use the available timber exclusion to build roads connecting the uplands to the waterfront. Lots of pre-commercial stands of pines and other types of timber. Most of the land on the east side of Texas Road appears to be swamp. Seller would pay 1/3 of surveying costs of Northern boundary if buyer wanted a survey. Seller would lease cropland back for \$75/acre if desired. Farmer/Seller has right to harvest crops if there are any in the field at closing.

From <https://www.camdencountync.gov/about/history> : Camden County is home to a population of approximately 9,682 persons, according to the US Census Bureau (2008 Estimate), and is comprised of about 241 square miles. It is located in the North Carolina Coastal Plain between Currituck County and Pasquotank & Gates Counties. It is bordered by the State of Virginia to the north, and the Albemarle Sound to the south. Camden County is the site of the southern terminus of the Great Dismal Swamp Canal, which runs along US Highway 17 up through Virginia and eventually connects to an inlet running into the Atlantic Ocean.

Camden County was formed in 1777 from the northeastern part of Pasquotank County. It was named for Sir Charles Pratt, First Earl of Camden, who opposed the Stamp Act and supported the US Revolution and the Cause of Independence.

Camden County is the first and only consolidated city-county in the State of North Carolina, and it's county seat is the Courthouse Township of Camden. Camden County achieved this status in June of 2006, and became a Unified Government as of July 1, 2006.

Camden County is divided into three townships: South Mills Township, Courthouse Township of Camden (also known as Camden Township), and Shiloh Township.

### MORE DETAILS

**Address:**

Off Texas Road  
Shiloh, NC 27974

**Acreage:** 1340.0 acres

**County:** Camden

**MOPLS ID:** 26216

**PRICE: \$940,000**

### CONTACT AGENT



**ALEX RICH**

**AGENT**

**(252) 256-1279**

**(844) 480-5263 (LAND)**

[arich@mossyoakproperties.com](mailto:arich@mossyoakproperties.com)

