



## SOLD!! 10.07 ACRES OF RESIDENTIAL AND RECREATIONAL LAND ON THE TAR RIVER FOR SALE IN FRANKLIN COUNTY, NC!

**SOLD**

**If you were looking for a recreational property with timber investment potential, in addition to homesite potential, you need to check this property out!**

10.07 Acres of Residential and Recreational Land on the Tar River For Sale in Franklin County, NC! The timber is a mixture of pines and hardwoods. It is a natural stand of timber and does not appear to have been replanted or managed. There is a 1.10 acre opening at the front of the property. This would be an ideal place for a home site. There is also 160 feet of road frontage on E. River Rd. It is located outside the city limits of Louisburg.

As you venture into the property you will notice the elevation varies slightly throughout the property. The elevation at the road is 260 feet above sea level. That remains consistent to roughly 2/3rds of the way into the property, then it begins to drop off to 230 feet. It then drops down to 180 feet at the Tar River. There is almost 300 feet of Tar River frontage.

Due to the elevation, only 0.07 acres of the property is encompassed in the wetland designated area along the River. Additionally, only 0.8 acres is encompassed in the FEMA 100 and 500 year floodplain. There are not many properties with river frontage that feature the small amount of acreage being encumbered by the wetland and floodplain area.

The Tar River begins in Person County and flows through Granville County, Franklin County, Nash County, Edgecombe County, Pitt County, and Beaufort County. The Tar River becomes total as it enters the Pamlico River in Washington. The river is approximately 215 miles long. It is known for its diverse fishing opportunities and kayaking trails.

From the property, you were five minutes from Louisburg, 25 minutes from Zebulon, 45 minutes from Raleigh, 30 minutes from Wake Forest and 20 minutes from Franklinton.

You can also follow @NClandPro on YouTube and Facebook to see new and reduced properties.

### MORE DETAILS

**Address:**  
Off East River Road  
Louisburg, NC 27549

**Acreage:** 10.1 acres

**County:** Franklin

**MOPLS ID:** 27886

**GPS Location:**  
36.070658 x -78.258105

**PRICE: \$99,900**

### CONTACT AGENT



**ANDREW WALTERS**

CO-OWNER/VICE PRESIDENT

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