



## SOLD!! 28.6 ACRES OF DUCK HUNTING LAND FOR SALE IN PAMLICO COUNTY, NC!

**SOLD**

**Are you looking for an affordable property to build a cabin and construct a duck impoundment in one of the best waterfowling destinations on the Atlantic Flyway!- This property is perfect for you! Call Chase Furlough at 252-505-6893-or Billy McOwen at 252-305-6720-to schedule a showing today!-**

28.6 ac- Farm and Hunting Land for Sale in Pamlico County NC!- Located off Hwy 33, on Goose Creek Island in Hobucken North Carolina this 28.6 acre tract has everything you need to create the perfect waterfowling destination.- For years Goose Creek Island has been revered as one the finest duck hunting destinations on the Atlantic Flyway and this tract is no exception!- This property is perfectly situated to allow for the construction of a sizable duck impoundment off the road and positioned between timber and marsh.- All in addition to leaving enough room out by the road to build a cabin or permanent residence to accommodate any size hunting party.-

The property consists of a .6 acre building site on Hwy 33 in Hobucken, NC, perfect for your next duck camp!- Back off the road there is 13.5 acres of fallow farm land, ideal for constructing a nice size duck impoundment.- OR if hunting is not what you had in mind you could use this area for building a nice hobby farm complete with room for a barn, horse or livestock paddocks and a sizable area for crops and/or a vegetable- garden.- To the rear of that is 5 acres of pine timber, that and the timber stands to the east and west completely shelter the open land from the predominant winds and provide cover so ducks feel secure.- At the far North beyond the pines is 9.5 acres of marsh that has the run of a creek through it, providing a nice buffer from the farms and impoundments to the north.- Goose Creek Island, Lowland and Hobucken are well known as excellent locations for waterfowl enthusiasts, call today to schedule an appointment.

Here is how DU is helping to make improvements to the area...Ducks Unlimited, in partnership with the North Carolina Wildlife Resources Commission (NCWRC), is finalizing an agreement to secure one of two pump stations needed in the managed wetland complexes at Goose Creek Game Land in eastern North Carolina.- Located in Pamlico County, the 25-acre Hobucken Unit is one of the primary waterfowl complexes on the game land. This project will enhance habitat management capabilities on the unit through the replacement of a pump and associated water-control infrastructure. Thanks to the continued generosity and partnership of Axalta Coating Systems on public lands projects in North Carolina, DU leveraged their gift and funds from the Southeast Wetlands Initiative 3:1 with Pittman-Robertson funding. A second phase of the project, once funded, will focus on similar work in the Spring Creek Unit.

In coastal North Carolina, waterfowl, wading birds, shorebirds and other wetland dependent wildlife rely on managed wetland areas for reliable food resources. While benefitting wildlife, these impoundments are also publicly accessible for outdoor recreational activities such as birding, photography and hunting and are highly utilized by the residents of coastal North Carolina. This project is a continuation of an ongoing partnership between DU, NCWRC and Axalta Coating Systems to enhance critical wetland habitat on state- owned and managed lands in North Carolina.

(<https://www.ducks.org/conservation/sr/north-carolina/enhancing-goose-creek-game-land>)

### MORE DETAILS

**Address:**  
Off Hwy 33  
Hobucken, NC 28537

**Acreage:** 28.6 acres

**County:** Pamlico

**MOPLS ID:** 30542

**GPS Location:**  
35.246596 x -76.572686

**PRICE:** \$74,900

### CONTACT AGENT



**CHASE FURLOUGH**

**AGENT**

**(252) 505-6893**

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