



## 187 ACRE FARM AND TIMBERLAND FOR SALE IN WARREN COUNTY NC!

**NEW**

Have you been looking for the perfect country estate style property to build your dream home and have all the peace and quiet you have ever wanted? This absolutely beautiful farm and timber tract has everything you need: gorgeous open fields, rolling terrain, outstanding investment quality timber, and plenty of room to stretch out and enjoy the laid back country lifestyle. Call Billy McOwen at [252-305-6720](tel:252-305-6720) to schedule a showing today!-

187 acre Farm and Timberland for Sale in Warren County NC! Located off Peter Stallings Road in Macon, North Carolina, this Warren County gem has everything you need in a top notch recreational/residential property.- With over 20 acres of cleared land, strategically located in 5 different fields, this tract has fantastic potential to develop a country estate home and grounds, or utilize as a recreational tract for hunting and timber management. The property has beautiful topography, with gentle rolling terrain, drainages, and a comprehensive trail system through out. With 750' of road frontage on Peter Stallings Road, you can create a private entrance to the southernmost field and have a beautiful secluded location for a home site or cabin.-

The timber on the property is a great mix of mature pine and hardwoods, all well over 35 years of age. The 50 plus acres hardwoods are primarily along the eastern and western sections and follow the two drainages on both sides of the farm fields. The remaining 135 plus acres of mature pine timber borders the farm fields and has been well managed over the years. This tract has high grade investment quality timber that has been professionally managed for years. The current owners are a very successful land and timber management company and it shows in the quality and beauty of the timber on this tract!

A little about the area... The nearby Town of Littleton, is nestled between Halifax and Warren Counties, about midway between I-85 and I-95, just below the Virginia border. The town was named for William Little who was a state senator when the town was founded, and he was also the first Postmaster of Littleton.- Warren and Halifax County are known as being some of the top deer hunting locations in the state. With the food, water and cover this 104 acre Farm and Timberland property has, the local deer herd is abundant and healthy.- If you like hunting wild turkey's then this property will not disappoint, the field locations and the orientation to the woods land is the perfect set up to ambush a love sick Tom during the spring Turkey season. If you are looking to diversify your local hunting experience the nearby Embro State Gameland has over 8800 acres of public land to hunt both big and small game (<https://www.avenzamaps.com/maps/1293549/embro-game-land>)

If you like to fish, Lake Gaston's 20,300 acres have more aquatic grasses than Kerr — aka Buggs Island Lake — to concentrate baitfish and bass; it contains plenty of threadfin and gizzard shad; it has good shoreline structure, stump and rock fields and spawning flats; and by law, its water levels can't fluctuate more than 18 inches, making for a more-consistent spawn; its waters are 98-percent from the Largemouth Bass Virus that infected about 40 percent of the bass population at Kerr; and well, Gaston is just a prettier lake, too, if you prefer well-manicured lawns, magnificent homes and usually clear water because of summer "grass." Those factors make it a bass angler's heaven. It also has box-car loads of 4½- to 5-pound fish, and they'll hit just about any lure dropped in front of them.

**This property is shown by appointment only, please be respectful of the land owner and do not enter the property without first contacting the listing agent and making arrangements for a proper showing.-**

### MORE DETAILS

**Address:**  
Off Peter Stallings Road  
Macon, NC 27551

**Acreage:** 187.0 acres

**County:** Warren

**MOPLS ID:** 32707

**GPS Location:**  
36.457866 x -78.116470

**PRICE: \$799,900**

### CONTACT AGENT



**BILLY MCOWEN**

**OWNER/BROKER**

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