



SOLD!! 290 ACRES OF FARM AND TIMBER LAND FOR SALE IN DUPLIN COUNTY, NC!

SOLD

An amazing 290 acre investment / recreational / equestrian property under an hour from Wilmington. Over 150 acres of income producing farmland, 40' x 40' workshop with power and water, miles of paths and trails, 3 ponds and loaded with game.- Don't miss this one! Call Bryan DeHart at 252-473-8632-to schedule a showing today!

This +/-290 acre mixed use property is located in central Duplin County, which is in the Southeastern region of North Carolina. It's situated halfway between the towns of Kenansville and Beulaville.- It has a total of one mile of frontage on South Dobson Chapel Road and over 1300' of frontage on the 4 lane section of Highway 24.- It also has over 3100' of frontage on the Northeast Cape Fear River.- At just under 10 miles from Interstate 40, direct access to Wilmington in less than an hour or downtown Raleigh in an hour and 20 minutes. It is 35 miles from Jacksonville and 65 miles from Fayetteville. Duplin General Hospital is 5.1 miles.- The entrance off South Dobson Chapel Road is gated and all the roads and paths are well maintained. There are 2 structures on the property. One is a 40' by 40' wooden framed metal clad shop style building with a 12' roll door and 18' of roof overhang on 3 sides.- It has power and running water with with a concrete floor and a loft.- There is a game cleaning section on the exterior of the shop with a concrete floor, running water and an electric game hoist. There's plenty of room on the farm for a dream home in the country, but if you're just looking for a weekend getaway, framing out living quarters in the shop might be your answer. This farm was the sight of a profitable turkey operation and once the family decided to retire all but one of the turkey houses were removed and the site was cleaned up. The remaining turkey house is 270' long by 45' wide and is currently used for storing equipment and implements.- The property is basically what is referred to as a 50/50 farm. There is just over a 150 acres of cleared income producing farmland and the remaining acreage is the cleared shop site and timberland. The farm land is currently rented to a local farmer. The timberland was last cut in the late 90's and was allowed to naturally regenerate. It is currently a mix of upland pines and bottomland hardwoods.- You will be pleasantly surprised at the amount of work that's already been done in the woods to open up riding trails, food plots and stand locations. Plenty of riding opportunities for horses and ATVs/UTVs. Multiple box style stands will be left in strategic locations. There are plenty of deer on the property and an opportunity for some bottomland waterfowl management exists but what may be most impressive is the wild turkey population. The Northeast Cape Fear River corridor is loaded with turkeys and this farm is no exception. A few chufa plots and some periodic controlled burns will turn this place into the envy of all your turkey hunting buddies.- When not hunting, the 3 ponds on the property have excellent populations of bass, bream and especially crappie. This is an excellent farming and hunting tract as it is but don't overlook the equestrian possibilities here. A portion of the farmland could easily be converted into pasture and there are already miles of riding trails established with the ability to create more trails fairly easily. Farms with this much potential don't hit the market very often so don't miss this special turnkey investment / recreational / equestrian opportunity.-

Shown by appointment only to qualified buyers.

MORE DETAILS

Address:

291 S Dobson Chapel Road
Kenansville, NC 28349

Acreage: 290.0 acres

County: Duplin

MOPLS ID: 33395

GPS Location:

34.936200 x -77.878400

PRICE: \$1,159,000

CONTACT AGENT



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AGENT

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