



SOLD!! 290 ACRES OF TIMBER, INVESTMENT, AND RECREATIONAL LAND FOR SALE IN WARREN COUNTY, NC!

SOLD

For immediate assistance on this listing, call Andrew Walters at 252-904-3184.

Take a look at this incredible investment property located just outside of Warrenton! Plenty of wildlife, mature timber, road frontage, and a trail system. Call Andrew Walters at 252-904-3184 to schedule a showing today!

This large tract of timber land has tons of potential! There are various aged stands of timber throughout the entire property. This is ideal from an investment perspective as it allows the new landowner to harvest individual sections of timber at various times in a staggered fashion. Some stands of timber can be thinned while others are clearcut harvested, while others are left to mature. This staggered aging of the timber allows you to receive income at various times in the future.-

There is a slight roll to the property. At the road, the property is 260 feet above sea level. The center of the property drops down to 190 feet of elevation and this is where a creek is located and the majority of the hardwoods. The elevation then increases again to roughly 220 feet of elevation. The northwest corner is where the planted and thinned pines are located. The Southeastern corner is where the timber has recently been harvested. There is roughly 45 acres of harvested timber. This is where much wildlife sign was present at. This 45 acres can easily be replanted. It's also a great time to establish new trails and roads, and hunting lanes. There is roughly 200 acres of managed pines that has been thinned. The remainder of the acres borders the creek and low-lying areas and consist of hardwood trees.-

Warren County is known for it's dense wildlife populations. There are plenty of whitetail deer and wild turkey in the area. With the creeks and hardwood areas, there are plenty of places where a few wood ducks could be hunted. The neighboring tracts of land consist primarily of large acreage farms and timberland management properties, meaning there is very little development and intrusion. There is only one road leading into the property and that can easily be gated. So trespassing won't be an issue.-

Gunters Creek borders the entire western boundary of the property. There is a survey on file, no restrictions, a clear title, and the timber and mineral rights convey.-

There's not very many properties of this acreage on the market.-Act now to see this property!-

This property is shown by appointment only. Proof of funds or a loan pre approval will be required prior to scheduling an appointment to view the property. The property is closely monitored so please don't visit the property without being accompanied by a broker representative.-

You can also follow along on Facebook and YouTube @ NCLandPro to see additional photos, videos, and upcoming properties.-

MORE DETAILS

Address:

Off Tuscarora Road
Hollister, NC 27844

Acreage: 290.0 acres

County: Warren

MOPLS ID: 34982

GPS Location:

36.270500 x -78.003500

PRICE: \$615,000

CONTACT AGENT



ANDREW WALTERS

CO-OWNER/VICE PRESIDENT

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