



## 169 ACRES OF RESIDENTIAL / HUNTING AND TIMBER LAND FOR SALE IN BERTIE COUNTY NC!

### WITHDRAWN

For immediate assistance on this listing, call Wyatt Fountain at 252-702-0750.

**169 acres of Hunting & Fishing Paradise - Income Producing - Over 2 Mile Trail System - 5 Acre Duck Impoundment - 39 acres of Farmland - Farmhouse - Lodge - Cabins - Camp Sites - Boat Ramp & Docks - Mature Hardwoods & Pines - A Complete Property!-Call Wyatt Fountain at 252-702-0750 to schedule a showing today!**

169 acres of Residential, Hunting, and Timber Land for sale in Bertie County NC!- This property is a complete property from all hunting perspectives with plenty of room for further campsite or cabin expansion and equestrian potential.- Over 1 mile of state maintained road frontage and well over 2 miles of Cashoke Creek frontage with a revenue generating boat ramp.- The Cashoke empties into the Roanoke River and on to the Albemarle sound offering World Class fishing.- The farmhouse has an updated first floor and unfinished second floor and is move in ready.- The Lodge is over 1700 sf.- A kitchen, full bath, half bath up, bunk beds and bedrooms will accommodate large groups.- Shipyard Landing is the camping and water access area.- There is a central bath house for the 3 campsites and 3 cabins.- There is plenty of cleared acreage for additional income producing campsites and cabins.- This area routinely produces some of the largest World Class White Tail Deer and Black Bear in the state.- Any given year could produce state record White Tail Deer, Black Bear or wild turkey.- The finest stripper fishing on the east coast is just minutes from the boat ramp.- Local bass tournaments are happening year round. - Mallards, wood ducks and Canada geese are your resident waterfowl that attract migrating waterfowl in the winter.- The duck impoundment can be planted and water levels easily managed.- The impoundment is filled naturally and a riser pipe controls the water level.

The income streams are the farmland, boat ramp, 3 cabins, 3 campsites, hunting lodge and the massive hardwood and pine timber trees can me selectively cut or managed to generate revenue or improve habitat.

The Town of Plymouth is located in the Inner Banks of northeastern North Carolina in Washington County where it was the first incorporated town and now holds the County seat. U.S. Highway 64 connects Plymouth to North Carolina's Outer Banks and to Interstate 95 and the Research Triangle, while the Roanoke River connects Plymouth to the Albemarle Sound.

For a birds eye view of the property visit our "LAND ID" mapping system. Simply copy and paste this link into your browser- <https://id.land/ranching/maps/a979b60c60d82da0833f6cfa7622fea7/share/unbranded> .- This property is shown by appointment to qualified buyers.- Please contact the listing agent prior to entering the property.-

### MORE DETAILS

#### Address:

1416 NC Hwy 45 S  
Windsor, NC 27983

**Acreage:** 169.6 acres

**County:** Bertie

**MOPLS ID:** 36070

#### GPS Location:

35.944605 x -77.745659

**PRICE: \$1,200,000**

### CONTACT AGENT



**WYATT FOUNTAIN**

AGENT

**(252) 702-0750**

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