



## SOLD!! 75 +/- ACRE FARM AND HUNTING LAND FOR SALE IN PENDER COUNTY NC!

### SOLD

For immediate assistance with this listing call Billy McOwen at 252-305-6720.

**Are you looking for an affordable Farm and Hunting Tract in Southeast North Carolina? This property has the perfect mix of open land and timber for someone wanting space for a country home and enough room for outbuildings, pasture or crop lands and plenty of recreational acreage for hunting and four wheeling. Call Billy McOwen at 252-305-6720 to schedule a showing today.**

75 +/- acre Farm and Hunting Land for Sale in Pender County NC! This beautiful property located at 4345 Shiloh Rd. in Watha, North Carolina has everything you are looking for in a rural residential or recreational tract of land. With over 300' of road frontage and 25 acres of open land up front this property offers ample space for a homestead, out buildings, barns, pastures and/or crop lands to set up your hobby farm or country estate. The remaining timberland to the rear provides excellent habitat for Whitetail Deer, Turkey and assorted small game.

The property consists of 24 acres +/- of open land in the front section with 300' of road frontage on Shiloh Road, that opens up to an area that is the full width of the property. On the eastern side of the property lays a 9 ac stand of 15 year planted pines and an additional 2 acres of woods land up by the entrance. The rear of the property has roughly 40 plus acres of 5 year old timber with a good mix of native hardwoods and natural re-growth pines. Great mix for residential and recreational uses.

A little about the area... Centered between Hwy 421 and I-40 just north of Burgaw, this area of Pender county is known for its agricultural roots, there is a huge concentration of farming and livestock operations through out the area, as well as, large institutional timber tracts. The nearby Angola Bay Game Lands lies just east of Wallace consists of 24,483 acres of land. Primary hunting species are deer, bear, turkey, fox, rabbit, raccoon, squirrel and quail. We have various seasonal access points in addition to fixed access points located directly off Hwy 53 and Crooms Bridge Rd. in Pender County. No hunting on Sundays.

(<https://www.visitnc.com/listing/zUBY/angola-bay-game-land>) Just to the south of Angola Bay is the huge Holly Shelter Game Land consists of 48,795 acres of land. Available for hunting half the year and hiking the other half. Hunting season starts September 8th through January 1. Primary hunting species are: deer, bear, turkey, fox, rabbit, raccoon, squirrel, quail and dove. Camping allowed in designated areas only. The Holly Shelter Gamelands is also featured in the NC Mountains to Sea Trail. (<https://www.visitnc.com/listing/AFPe/holly-shelter-game-land>)

The Burgaw Historic District is located in the heart of the town of Burgaw, in Pender County, North Carolina. Designated the county seat in 1879, Burgaw is positioned near the center of Pender County. There are many historic homes and buildings within the downtown district. The oldest building in the district is the train depot which was built prior to the Civil War. The depot has recently been restored and renovated but the significant historical values have been preserved. The tree lined streets and the large canopy of oaks around the court house square is conducive to walking at a leisurely pace while enjoying the fresh air, shopping in the stores or stopping for a bite to eat at a local eatery. (<https://burgawnc.gov/222/Historic-Downtown-Burgaw>)

This property is shown by appointment only, please contact the listing agent prior to entering the property. For more information on this or other Land for Sale in Pender County, NC contact Billy McOwen at 252-305-6720 or email [bmcowen@mossyoakproperties.com](mailto:bmcowen@mossyoakproperties.com). To see ALL available properties in NC, SC and VA visit our state of the art website at [landandfarmsrealty.com](http://landandfarmsrealty.com).

### MORE DETAILS

**Address:**

4345 Shiloh Rd  
Watha, NC 28478

**Acreage:** 75.0 acres

**County:** Pender

**MOPLS ID:** 37080

**GPS Location:**

34.607327 x -78.060945

**PRICE: \$169,900**

### CONTACT AGENT



**BILLY MCOWEN**

OWNER/PRESIDENT

**(252) 305-6720**

**(844) 480-5263 (LAND)**

[bmcowen@mossyoakproperties.com](mailto:bmcowen@mossyoakproperties.com)

