



182 ACRES HUNTING AND TIMBERLAND FOR SALE IN COLUMBUS COUNTY NC!

WITHDRAWN

For immediate assistance with this listing call Jeff Burleson at 843-685-2408.

Solid hunting property with excellent access to US 76 in Fair Bluff and 100 acres of standing timber full of deer, turkey, and even a nomadic population of wild hogs all less than a mile from the Lumber River.-Call-Jeff Burleson at 843-685-2408 to schedule a showing today!

Right on the outskirts of Fair Bluff lies the 182 acre Fair Bluff Hunting and Timberland Tract. Tract is well suited for growing and managing timber but is loaded with wildlife. Deer trails, turkey sign, and wild hog evidence is so plentiful from one end to the other. Of the whole tract, 82 acres was recently harvested, but 100 acres of merchantable pine and hardwood timber remains throughout the tract that can be harvested to generate revenue. The newly-harvested land could be either replanted in pine and some food plots could be established to create additional groceries for the deer, turkey, and wild hogs that utilize the property. The tract has road frontage in two places along US 76 and has potential for development uses on this end of the property where high, sandy land exists. The rear of the tract grades to a swamp/bay system that contains excellent places to house deer, turkey, and lots of small game. The Lumber River is only 1/2 mile away that can open up a wealth of fishing and kayaking in one of the most pristine sections of the Lumber River with waters truly full of some of the State's largest red-breasted sunfish and excellent largemouth bass fishing. Tract is surrounded by vast acreages forestland and agriculture to the west that feed and house rich populations of critters of all species. -

Tract is right inside the town limits of Fair Bluff that is under the process of a revitalization project by first building a new 25,000-sqft. uptown business center that will revitalize this small, quaint town with a long historic heritage. The new city center less than 1/2 mile away to the northwest just off HWY 76. Tract is very conveniently located along US 76 and less than a mile from NC 904. Tract is an hour from Myrtle Beach, Wilmington, and less than 30 minutes from Lumberton and I-95. And tract is less than 5 miles from the N.C./S.C. border. -

This property is being offered by Jeff Burleson, N.C. and S.C. Broker of Mossy Oak Properties/Land and Farms Realty. Burleson is both a North -and South Carolina Registered Forester and a Certified Wildlife Biologist. Let Jeff connect you with the right piece of property that will entertain your wild side with game galore and excellent income earning potential. If you are looking to buy rural or suburban land in North Carolina or South Carolina, then working with Jeff Burleson is the natural choice.

MORE DETAILS

Address:
Off US 76
Fairbluff, NC 28439

Acreage: 182.6 acres

County: Columbus

MOPLS ID: 37621

GPS Location:
34.291300 x -79.040700

PRICE: \$350,000

CONTACT AGENT

