



## 517 MCDANIELS ROAD, ROSEBORO, SAMPSON

### ACTIVE

APPROXIMATELY 137.93 +- Acres. Approximately 18.28 +- Acres in Cropland and the balance of Approximately 119.65 +- Acres in woods. In year 2022 there was new saplings planted as follows. Approximately 40+- acres were planted in Loblolly Pines and 20.00 +- Acres were planted in Longleaf Pines. The balance of the land is voluntary trees with a mixture of hardwood and pine. This farm has approximately 1,000 +- feet of road frontage on McDaniels Road. This property has approximately 2,600 +- feet of river frontage on the Little Coharie Creek. This tract could be a Sportsman paradise. Lots of wildlife with Deer, Turkey, and lots of small game. Enjoy the Little Coharie Creek for kayaking, fishing, camping and just enjoying nature. Investment of timber is already growing for your future harvest. This property is about 25 +- minutes from Fayetteville NC. Approx. 90 minutes from Raleigh and Wilmington. Great place to have a hobby / mini farm. This property is enrolled in the agriculture deferment program. Ask for more details about the deferment program if needed. Call today for your private showing of this property. Disclosure: Listing agent is related to the owners. Older legal descriptions in deed. All distances and acreage are approximate. Old house has been demolished, Old Well and Septic system have been abandoned. Old Barn on property in poor condition. Cropland is currently being leased for \$100.00 per acre per year so Approx. \$1,800 per year is the income. Cropland lease year to year and ends in December.

### MORE DETAILS

**Address:**

517 McDaniels Road  
Roseboro, NC 28382

**Acreage:** 137.9 acres

**County:** Sampson

**GPS Location:**

34.910443 x -78.460405

**PRICE: \$544,900**