



## SOLD!! 58.84 ACRES OF RECREATIONAL AND INVESTMENT TIMBERLAND FOR SALE IN WARREN COUNTY NC!

### SOLD

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

**Featuring mature pines, road frontage on Highway 58 and Baltimore Church Road, and plenty of room for hunting and recreational opportunities, you need to check out this timberland property just south of Warrenton! Call Andrew Walters at 252-904-3184 to schedule a showing today!**

58.84 Acres of Recreational and Investment Timberland For Sale in Warren County, NC! This is an absolutely awesome hunting and recreational property! The property can easily be used for recreation and hunting purposes. There is 735 feet of road frontage on Baltimore Church Road and 250 feet of frontage on Highway 58. There are numerous places where ATV trails, hiking trails, tree stands and food plots can be situated. The property has historically been used for timber investment and recreational purposes. None of the property is encompassed in the FEMA floodplain.

There's an older homesite on the property. That driveway is accessible via Highway 58. The structure is located at 410 feet of elevation. This is also where the majority of the mature pantries are located. As you move towards the west elevation does begin to slowly drop. The lowest point of elevation is 360 feet.

Not only does this property feature fantastic, recreational and hunting value, the timber value is also worth noting. With the proper management this timber, which is a natural stand of trees, could really be a fantastic investment opportunity. The neighboring properties consist primarily of vast tracts of timberland and farmland. Plenty of wildlife signs were spotted on the property. Whitetail deer and wild turkey. From the property you were only minutes from Warrenton, just take Highway 58 south until you reach Baltimore Church Road. Turn right and the property is roughly 1.5 miles on your right.

All showings are to be scheduled at least 24 hours in advance. Please don't visit the property without a broker representative present.

### MORE DETAILS

#### Address:

Off Highway 58  
Warrenton, NC 27589

**Acreage:** 58.8 acres

**County:** Warren

**MOPLS ID:** 40106

#### GPS Location:

36.359300 x -78.099200

**PRICE: \$175,000**

### CONTACT AGENT



#### ANDREW WALTERS

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