



## SOLD!! 29.29 ACRES OF HUNTING AND TIMBERLAND FOR SALE IN PITT COUNTY NC!

**SOLD**

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

**Are you looking for that perfect hunting spot on county land in the heart of Greenville/Winterville? This tract has it all, great cover, water, investment grade 25 year old Cypress timber, a utility easement that provides an excellent shooting lane, and tons of wild game! Call Billy McOwen at 252-305-6720 and schedule a showing today!**

Are you looking for an affordable hunting tract close to the Greenville/Winterville area? This 29.29 acre tract has everything you need, and is right outside of town! Tucked away plenty of Food - Water - Cover, this tract offers the perfect habitat for Whitetail Deer, Wild Turkey and the occasional Black Bear. Being totally outside of city limits this property provides the ideal opportunity to have your very own recreational and timber investment property only minutes away from town! Call to schedule a showing today!

The timber on this property consists of a professionally planted stand of 25 yr old cypress that also has a natural regenerative stand of mixed in pine and hardwoods. With this variety of timber it provides incredible cover and food for all types of wildlife. Along the boundaries of this property are canals that have flowing fresh water that provides drinking water for the game that calls this property home. Everywhere you look there are the numerous game trails that criss cross the property, particularly along the canal / utility easement which defines the western border of the property. This tract is absolutely loaded with wild game, the close proximity to farm ground to the east and the green space travel corridor that runs North and South along the canal drainage it is a perfect hideout for deer and turkey.

When walking the timber you will find a multitude of game sign from active trails, deer scraps and rubs, to scat from multiple species. The timber provides the perfect opportunity to get "close and personal" with the game you are hunting. As mentioned, there is a utility easement that runs along the western boundary of this property. This easement is well maintained by the county and in turn offers a perfect opportunity for a clear and wide shooting lane when hunting! This would be an ideal location for a tower stand with sweeping views both North and South along the canal and the utility easement. You could easily till it up or over seed it with any variety of food plot material like Mossy Oak Biologic Outfitters Blend to create a fantastic natural feeding area!

A little about the area... The small town of Winterville, NC offers a range of programs and activities for its residents to enjoy. These include recreational events and cultural activities, as well as opportunities for community involvement and personal development. The town is committed to sustainability and environmental conservation, and works to preserve and protect the natural beauty of the area.

In addition to its focus on community and the environment, Winterville is home to a thriving business community. The town offers a range of opportunities for economic growth, with a supportive environment for local businesses and entrepreneurs. The town's strategic location and access to resources make it an attractive place to start or grow a business. Overall, the Town of Winterville is a vibrant and dynamic community, with a strong commitment to its residents and businesses.

This property is shown by appointment, please contact the listing agent before entering the property.

### MORE DETAILS

**Address:**  
Off Van Gert Rd  
Winterville, NC 28590

**Acreage:** 29.3 acres

**County:** Pitt

**MOPLS ID:** 47082

**GPS Location:**  
35.539139 x -77.371217

**PRICE: \$74,900**

### CONTACT AGENT



**BILLY MCOWEN**  
OWNER/PRESIDENT

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