



## 10.91 ACRES OF RECREATIONAL LAND FOR SALE IN HARNETT COUNTY NC!

### REDUCED

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

**Off the beaten path, a new survey, full of wildlife, deeded access, water frontage, and ATV trails! This affordable property has it all! If you have been searching for a smaller, affordable property with a ton of recreational attributes, then you'll need to check out this property! Call Andrew Walters at 252-904-3184 to schedule a showing today!**

Lot - 1

10.91 Acres of Recreational Land For Sale in Harnett County, NC! This property is rectangular in shape and has a road system that allows you to travel all the way around and through it. Along the southern boundary is a large section of water that would be great for recreational hunting and fishing, as well as from an aesthetic perspective.

There's a number of places where smaller boats can be put into the water and hunting blinds can be situated. The property is very sandy and there's a number of trails cutting throughout the property, making it an ideal place to ride ATVs, side-by-sides, and dirt bikes. There's also areas that consist of dogfennel, switchgrass, and young pines that are ideal for deer bedding habitat. Hunting blinds can easily be set up to hunt wild turkey, whitetail deer, as well as waterfowl. -

This unique property is accessible via a 60 foot deeded access easement. There is also a full boundary survey of the property and a survey of the easement. The property's boundary is flagged. There are no restrictive easements or covenants. The easement is in good condition, is easy to traverse and has been well-kept. This is an ideal place to have an off the grid cabin, homestead, or hunting camp.

Harnett county is experiencing rapid growth and development. Smaller, affordable tracts of recreational land like this are few and far between on the open market. So act now to check out this unique property before it's gone. All showings are to be scheduled at least 24 hours in advance. Please don't visit the property without a broker representative present. The neighboring properties consist mostly of large tracts of vast timberland or agricultural land, there aren't many large sources of water nearby, making this an ideal spot to hunt and attract waterfowl.

From the property you are minutes from Linden, Bunnlevel, Dunn, and Lillington. You're a short drive from Fayetteville and Benson. There are a number of major highways that make this property easily acceptable such as Highway 401, Highway 210, Highway 421 and I-95.

### MORE DETAILS

**Address:**

01 Josey Williams Road  
Erwin, NC 28339

**Acreage:** 10.9 acres

**County:** Harnett

**MOPLS ID:** 49509

**GPS Location:**

35.277000 x -78.796600

**PRICE: \$44,900**

### CONTACT AGENT



**ANDREW WALTERS**

CO-OWNER/VICE PRESIDENT

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