



## SOLD!! 47.18 ACRES OF RECREATIONAL AND HUNTING LAND FOR SALE IN CRAVEN COUNTY NC!

### SOLD

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

**Are you in the market for an affordable hunting property where you can go spend time away during hunting season? This out of operation fish farm is the perfect location to turn into a duck impoundment to call your own! With two individual sections, 18 acres and 16 acres, that could be turned into two separate impoundments, this property is a clean slate and located just off the Neuse River. Call Andrew Walters at 252-904-3184 to schedule a showing today!**

47.18 acres of recreational land in Craven County, that is the perfect location to make an excellent hunting property. This property is located outside city limits of Fort Barnwell and only 1.5 miles from the Neuse River. Whether you take this out of operation fish farm and turn it into a waterfowl impoundment that holds birds or make it an excellent water controlled food plot, this property has many avenues of adventure. There are two old sections that were once fish ponds, one is about 18 acres and the other is about 16 acres. Both of these sections are filled off of an oversized well that also has a 500 gallon water tank for general use as well.

When looking over the old ponds you will see there is a young growth of pines and hardwoods that provide cover for all sorts of game and would act as natural cover for waterfowl when flooded. There is also natural grasses all throughout that offer a great food source if flooded as is. This property would be most effective if one of the ponds were cleared and then able to be planted where you could have a corn impoundment section and then a natural section. There are no other impoundments in this general area and when this property is properly managed to be a hunting location, there should be an abundance of waterfowl being its location off a flyway along the Neuse River.

When looking at this property as a recreational site and wondering where you will stay, there is 1.5 acres that is high, out of the FEMA Floodplain and out of wetlands that would be the perfect location for a homesite or hunting camp. When you have the family down and hunting season is out no need to worry as the Maple Cypress NC Wildlife ramp is only about 2 miles away leading to some excellent fresh water fishing on the Neuse River.

- Greenville: 31 minutes
- New Bern: 19 minutes
- Kinston: 28 minutes

### MORE DETAILS

**Address:**

Off Highway 55  
Dover, NC 28526

**Acreage:** 47.2 acres

**County:** Craven

**MOPLS ID:** 50273

**GPS Location:**

35.299470 x -77.348280

**PRICE: \$114,900**

### CONTACT AGENT



**ANDREW WALTERS**

CO-OWNER/VICE PRESIDENT

**(252) 904-3184**

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