



TBD MACON EMBRO, MACON, WARREN

PENDING

Two adjoining properties make a fantastic timber - recreational property. The seller worked for years to put these properties together but has decided he lives too far away to enjoy them. The timber offers instant income from a pulpwood thinning on the 84+/- acres of timber that can be thinned now and another thinning on the 94+/- acres in the near future. The age of the stands offers a nice opportunity for periodic timber income for many years. With each timber harvest, the habitat for wildlife will keep improving. The northern boundary of the property is approximately one mile of frontage on Downtins Creek. Great investment opportunity for timberland management with a high percentage of productive timber producing land. Excellent road frontage and internal road system. Great site index for Loblolly Pine. Abundant wildlife including deer, turkey and small game. Several beaver pond locations along the creeks should offer duck hunting opportunity. Stream buffers are wide and contain mature pine and hardwood sawtimber, providing excellent protection for streams and corridors for wildlife travel.

MORE DETAILS

Address:

Tbd Macon Embro
Macon, NC 27551

Acreage: 251.5 acres

County: Warren

GPS Location:

36.409484 x -78.075361

PRICE: \$685,000