



## 973 MOSELEY ROAD, WALSTONBURG, GREENE

### ACTIVE

204 acres of the the finest crop, timber and hunting land Greene County, NC has to offer with over 6400' of road front. The NW 172 acre section has 43.49 acres of cropland. The SE 32 acre section has 9.34 acres of cropland for a total of 52.83 acres of USDA/FSA road front cropland. Approximately 89 acres on the NE side of the road is highly productive managed loblolly pine with a spectacular site index of 88! This timber was cut in 2016 and replanted in 2019. Another 18 acres of loblolly pine is on the SE section bringing the total loblolly pine timberland to 107 acres. Mast producing scattered hardwoods border the creek and swamp areas. This elite offering has been well managed for deer, ducks, gobblers and waterfowl. Black bear are spotted passing through. The timber has over 2.7 MILES of groomed paths allowing access to every corner of the property. Whether fishing or hunting ducks or deer you have many choices to optimize access to the best fishing or hunting spot. This has been groomed for northerly or southerly predominant winds allowing access without being detected by deer and also allowing optimal waterfowl setups taking wind into consideration. This tract can hunt several bow OR rifle hunters and the deer will never know you are there. This sprawling 204 acre tract sits on both sides of Mosely Road. The tract also has over 4000' of waterfront on Little Contentnea Creek offering the best waterfowl hunting and fishing Greene County has to offer. Bring your canoe or mud boat and run the creek for miles and miles. This tract is surveyed and a road splits a small section exceeding 10 acres so subdividing with Greene County will be very simple. The soils look favorable for multiple septic & homesites. It is a blank canvas for an equestrian property. This property is unrestricted. This property is very unique in many ways shown above. Several income streams exist with the timberland, cropland and hunting lease. Experience the best

### MORE DETAILS

**Address:**

973 Mosely Road  
Walstonburg, NC 27888

**Acreage:** 204.2 acres

**County:** Greene

**GPS Location:**

35.646821 x -77.694043

**PRICE: \$1,075,000**