



## SOLD!! 656 ACRES OF HUNTING, INVESTMENT, AND TIMBER LAND FOR SALE IN BLADEN COUNTY, NC!

**SOLD**

**NEW ROADS HAVE NOW BEEN ESTABLISHED!** Thousands of feet of new roads and paths have been professionally cut throughout the entire property allowing access to every part of this expansive timber tract! Soon, a driveway tile will be installed by the DOT allowing access from Highway 210 as well!

656 Acres of Hunting, Investment, and Timber Land For Sale In Bladen County, NC! This is the timberland investment property you've been waiting for! Featuring 656 sprawling acres of mostly pines, this tract has tons of potential. Some of the timber can be thinned immediately, while other stands can be clearcut, or left to grow naturally. This is a beautiful stand of naturally grown timber. There is a road system that cuts throughout the property and with a little work the pre-existing paths and roads can be cleared to connect with new roads that would allow access throughout the entire property.

Turkey tracks, whitetail deer tracks, and bear tracks were plentiful throughout the property. The road system that is in place (see photo gallery) is wide enough for a full-size truck to travel down. There are more places to situate hunting blinds than you can imagine. There is also a smaller pond tucked into the cover of the woods that is only visible from aerial maps. The banks of the pond can be cleared out to make a nice fishing honey hole. None of the property is encompassed in the FEMA 100 year floodplain.

This property can be structured for a strategic timber harvest where various blocks of acreage can be sectioned off and managed in a staggered fashion to produce income at various times in the future. There is also enough land present to where a sizeable amount of income can be produced annually from hunting leases.

There aren't many properties on the market consisting of this much acreage. It's also priced aggressively at only \$1,250 an acre! Act now to see this property before it's gone! The surrounding properties consist primarily of large tracts of farm land, timber land, and even hog farms. The property is very rural yet only 35 minutes from Fayetteville, 10 minutes from Roseboro, 25 minutes from Elizabethtown, and 20 minutes from Clinton.

For a birds eye view of the property visit our "MAPRIGHT mapping system. Simply copy and paste this link into your browser (<https://mapright.com/ranching/maps/4bc458c58a83bedc35896318698bc8d3/share>) and then click on any of the icons to see photographs taken from those exact locations as well as drone photos taken from the air. Click around and change the base layers to view shaded relief or hydrology maps of the area.

### MORE DETAILS

**Address:**  
Off Hwy 210  
Garland, NC 28441

**Acreage:** 656.0 acres

**County:** Bladen

**MOPLS ID:** 58310

**GPS Location:**  
34.833400 x -78.498000

**PRICE: \$675,000**

### CONTACT AGENT



**ANDREW WALTERS**

CO-OWNER/VICE PRESIDENT

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