



299 Acres of Farm and Hunting Land For Sale in Robeson County NC! \$350,000

Address:
Off South Creek Road, Orrum, NC 29369

Property Highlights:

83 acres of Prime Agriculture Land – 120 Acres of Flooded Waterfowl Swamp-Excellent Hunting Opportunities for Deer, Turkey, and Migrating Waterfowl!

Situated just outside of Orrum, NC along South Creek Road lies the South Creek Road Tract. With 83 acres of fertile agriculture fields, 120 acres of flooded swamp, and the remainder in young timber, the current and potential opportunities are virtually endless. The 120 acres of lowland is located within the massive Flower's Swamp that empties just a few miles from the tract into the National and Scenic Lumber River. Flower's Swamp is regionally known for its excellent wildlife habitat and is often referred to as one of the prime breeding grounds for some of the county's biggest bucks, huge flocks of wild turkey, and a routine landing zone for migrating waterfowl. The wooded lands outside of Flower's Swamp could be the location of some new food plots to concentrate these deer and turkeys within close bow range.

If the excellent hunting opportunities for big deer, long beards, and whistling ducks aren't enough, the 83 acres of fertile fields could be utilized to provide excellent returns through agriculture and growing valuable crops of tobacco, corn, soybeans, cotton, and oh boy, don't forget those protein-rich peanuts! The soils on the open fields are predominantly Norfolk and Goldsboro that are practically perfect conditions for growing a bumper crop of peanuts!

Due to the proximity of this tract to Lumberton and other neighboring communities, the residential development opportunities are within sight and shouldn't be left out of the discussion especially for the higher elevation regions of this 299-acre property. With the right vision and determination, this tract could provide major financial returns for the future owner.

This tract is a prime hunting tract with a wide variety of other current and then potential future uses. The tract is within close proximity to neighboring communities that is 10 minutes from Lumberton, 20 minutes from Whiteville, and one hour from Wilmington. It's a game paradise with abundant habitat for big bucks, wild turkeys, ducks, doves, and plenty of other small game. If hunting or making money is within your wheelhouse, this could be the tract you have been waiting for!

For more information on this and other Farm and Hunting Land For Sale in Robeson County NC, contact Jeff Burleson at 843-685-2408, by email at jburleson@mossyoakproperties.com or you can visit our website at www.nclandandfarms.com.



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