



CONSULTING FORESTRY / REAL ESTATE

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**WRIGHT DEVELOPMENT CORPORTION TRACT
“298+/- ACRES” of PRIME HUNTING LAND,
TIMBER LAND AND CROPLAND
NORTHAMPTON CO., NC *LIST PRICE: \$379,900.00***

HUNTING & WILDLIFE: BLACK BEAR, BOBCAT, DUCKS, GEESE, RABBIT, WHITETAIL DEER & WILD TURKEY!

- THERE ARE OVER 5,500 FEET OF “SHOOTING LANES” & “FOOD PLOTS.” THERE ARE SEVERAL NEWLY LAID OUT PATHS
- ALL DEER STANDS CONVEY WITH THE PROPERTY.

TIMBER: PLEASE REFER TO “TIMBER TYPE” MAP. SEVEN DIFFERENT TIMBER TYPES INCLUDING DUCK POND SWAMPS

- MARKETABLE TIMBER 73+/- ACRES, TIMBER TYPES 1, 2 & 3 WITH ESTIMATED VALUE OF \$50,000.00.
- PRE-MERCHANTABLE PLANTED PINES, NATURAL PINES AND NATURAL HARDWOODS 214+/- ACRES, TIMBER TYPES 4, 5, 6 & Streamside Mgt. Zones Est. Timber Value \$35,000.00

CROPLAND: 11.4+/- ACRES Annual Lease \$1,050.00

- 4,440+/- FT. PROPERTY BOUNDARY ALONG THE RUN OF “POTECASI CREEK”
- 2,230+/- FT. PROPERTY BOUNDARY ALONG THE RUN OF “URAHAW SWAMP”
- There is a deed right-of-way through the Town of Woodland Waste Water Treatment Facility. Facility meets all Federal EPA and State non-discharge waste water standards.
- *Listing agent has attempted to offer accurate data. Information is deemed reliable but not guaranteed. Buyers are advised to confirm all items. Visit www.mott&shay.com for video and pictures. CALL GREG MOTT, AGENT, FOR SHOWING AND/OR LOCK COMBINATION TO SELF-TOUR.*
- **WILL COOPERATE WITH BUYER’S BROKER @ 3.0%.**