



**AFM  
REAL ESTATE**

**FOR SALE**

## US 401 TRACT

±442 Acres - \$2,200,000

Harnett County, NC

AFM Real Estate is pleased to announce the exclusive offering of the US 401 Tract, located near Linden, NC.

The US 401 Tract offers excellent road frontage along US 401 with approximately one mile of frontage and approximately 1/2 mile of frontage on of Horseshoe Bend Road. The 401 Tract offers the ability for residential development, equestrian farm, or timber management and recreational uses. Do not let this property pass you by an outstanding investment opportunity located on the Harnett and Cumberland County line with easy access to Fayetteville, Fort Bragg, and the greater Raleigh area.

### Directions:

The 401 Tract is located within 18 miles of downtown Fayetteville. From downtown Fayetteville follow US 401 North (Ramsey Road) to the Harnett County line. Once you cross over the Little River (County Line) the property will be on both sides of US 401 for approximately 1 mile from the county line. The property is located approximately 1 hour from Raleigh, NC.



### CONTACT:

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Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.