



**AFM
REAL ESTATE**

FOR SALE

HIDDEN LAKE

±935 Acres - \$2,950,000

Tyrrell County, NC

AFM Real Estate is pleased to announce the exclusive offering of Hidden Lake, located near Columbia, NC.

The Hidden Lake Tract has ±818.4 acres that are designated and fully approved as a wetland mitigation bank with ±193.22 non-riparian wetland credits available for use or sale. A recent purchase of 6.18 credits was closed at \$32,500/credit. The ±3,750 square mile Service Area for the Hidden Lake bank comprises most northeastern NC to the Virginia border, including the Outer Banks.

The included ±117-acre Pump Station Tract, which is not part of the Bank, is gated and has upland areas suitable for a lodge or cabin. It has electric service available and water access to the 7-acre Hidden Lake and Albemarle Sound. The Hidden Lake Tract has over 1 mile of pristine frontage on Albemarle Sound and borders on the east of the state-owned Palmetto Peartree Preserve, a ±10,000 acre protected area with an additional ±14 miles of shoreline on Albemarle Sound.

The Hidden Lake tract has unique forested wetlands, restored wetlands, uplands areas, old-growth forest, Atlantic white cedar stands, and wilderness with high water quality and ecological values. The tract offers excellent hunting, fishing, wildlife viewing, canoeing, high conservation values, plus other outdoor opportunities. A recreational plan with water and foot trails and camping platforms has been developed. The N. C. Natural Heritage Program has designated the Hidden Lake Tract as having Statewide Ecological Significance.

Directions:

Located ±5 miles northeast of Columbia, NC, with frontage on Soundside and Potlicker Roads. The Albemarle Sound borders the property to the north and Hidden Lake to the east.



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.