



**AFM
REAL ESTATE**

FOR SALE

CONGAREE – CARTON TRACT

±174 Acres - \$287,677
Sampson County, NC

One property that fits everyone's desires – river/creek frontage providing year-round recreational opportunities for fishing, kayaking, camping, and hunting. The property has beautiful hardwood bottoms allowing for flooded timber duck hunting, a small beaver pond, upland habitat holding deer, turkey, and numerous small game species. Access through the property is good with numerous four-wheeler paths and trails providing access to within walking distance to almost every part of the property. The property has two main roads, one along the western boundary bordering the creek/river and the main road providing access into the middle of the property.

±4,300 feet of frontage along the Black River and the Great Coharie Creek

Directions:

- I-40 E towards Wilmington
- Take exit 343 for US-701 towards Clinton
- In Clinton, straight on US-421 S / US - 701 S for 14 miles
- Turn right onto Register-Sutton Rd for 3.1 miles
- Turn left onto Moores Bridge Rd for 0.5 miles
- Turn right onto Balkcum Rd for 1.4 miles
- Turn right onto NC-903 S for 0.4 miles



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.