



**AFM  
REAL ESTATE**

**FOR SALE**

## **BEAR LADY TRACT**

**±171 Acres - \$100,000  
Tyrrell County, NC**

AFM Real Estate is pleased to announce the exclusive offering of Bear Lady Tract, located near Columbia, NC.

What a great habitat for wildlife and especially NC Black Bear! The property sits between the Little Alligator River to the north, a large Conservation Fund property to the east and large State of NC property to the west and south. The property can be accessed from the Little Alligator River with boat ramps available at the Alligator River bridge and off of Old NC 64.

### **Directions**

- Take NC Hwy 64 east from Columbia.
- The property will be on the left and right side of Hwy 64 within a couple miles of the Alligator River Bridge.



### **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.