



Kelly Farm and Hunting Land



Location: Bladen County Highway 53, Kelly, NC 28448 34.4708 -78.2232

Directions: From Wilmington, take Highway 74/76 West for 17 miles to Highway 87 North. Turn right onto Highway 87 and drive 6 miles to Highway 11. Turn right on Highway 11 and drive 8.2 miles to Highway 53. Turn left on Highway 53 and drive 1.3 miles. The farm is on the right.

Distances: Elizabethtown – 30 Miles Burgaw – 20 Miles Whiteville – 38 Miles Wilmington – 33 Miles

Acreage: 135.88 +/- **Cleared:** 50 +/- **Wooded:** 86 +/- **Road Frontage:** 1,465' +/-

Parcel Number: 223600

Zoning: RA – Residential Agricultural

Timber: Loblolly Pine, Longleaf Pine, Hardwoods. Mature, Natural Regeneration

Possible Uses: Hunting, Agriculture, Home Sites, Timber **Wildlife:** Deer, Turkey, Small Game, Hogs, Bear

Description: Located on Highway 53 between Kelly and Atkinson in Bladen County North Carolina, this farm offers everything an outdoorsman or homesteader could want. Located within an easy 30+/- minute drive of Wilmington, Elizabethtown, and Burgaw, this farm offers a very hard to find combination of exceptional hunting, high quality row crop land, substantial timber and beautiful homesites. High quality, multi purpose tracts like this so convenient to Wilmington are becoming extremely hard to find. Elizabethtown is the county seat and offers shopping, restaurants, and a hospital. The Black River is nearby for boating, fishing, and duck hunting, and is accessible by a public boat ramp literally minutes away. There are plenty of deer and turkeys on the property. With two year-round canals adjacent to the fields, providing an easy water source and drainage, the farmland would make an easy to maintain and productive waterfowl impoundment within site of the lowlands along Black River. Beautiful, very mature hardwood and pine timber covers the property that could be harvested for immediate income. There are numerous potential home sites on the farm. Another unique feature is the abundant privacy due to the entire northern border being adjacent to permanently protected land owned by The Nature Conservancy. No deed restrictions, and no HOA! If you are looking for a great hunting property with timber and farm income this is one to take a serious look at!

For more information on this or other premier properties in North Carolina or South Carolina, contact Marty Lanier, ALC, Broker at (910) 617-4326, marty@rockcreeklandcompany.com, or visit our website, www.rockcreeklandcompany.com.

Offering Price: \$ 750,000