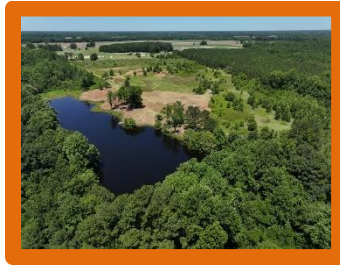




ROCK CREEK
LAND COMPANY

Cool Cruiser Lane Home Site and Hunting Land



Location: Robeson County, Cool Cruiser Lane, Rowland, NC 28383 34.481417 -79.207286

Directions: From the intersection of Grimsley Road and Highway 130 at Five Forks south of Fairmont, take Grimsley Road for .76 miles to Cool Cruiser Lane. Turn right on Cool Cruiser Lane and the gate is on the right.

Distances: Dillon – 12 Miles Fairmont – 7 Miles Lumberton – 17 Miles Rowland - 7 Miles

Acreage: 85 +/- Cleared: 15 +/- Wooded: 65 +/- Road Front: None Water Front: 5 +/- Acre Pond

Wildlife: Deer, Turkey, Quail, Small Game Duck, Freshwater Fish Zoning: RA – Residential Agricultural

Parcel Number: 06020100901, 060201009, 060201007, 060201008, 060201010

Timber: Loblolly Pine, Cypress, Bottomland Hardwood

Possible Uses: Home Site, Agriculture, Recreational, Hunting, Horse Farm

Description: Located on Cool Cruiser Lane between Rowland and Fairmont in Robeson County North Carolina, this property is situated in a quiet rural area convenient to Lumberton and Dillon. This would be a great property for your home or a horse farm. Electric and county water is located on the property. There is a septic tank on the property that may be usable. Deer, turkeys, quail and small game can be hunted on the property. The 5+/- acre pond offers fishing for bass and panfish and a floating dock. The Lumber River is nearby for duck hunting, kayaking, canoeing, and excellent freshwater fishing for largemouth bass and panfish. The Lumber River is a nationally designated Wild and Scenic River. The primary soil types are Wagram, Pocalla, Johnston, and Bibb. Robeson County is the home of the University of North Carolina at Pembroke. Lumberton is the county seat and offers shopping, dining and a hospital. No deed restrictions, and no HOA! Seller financing is available. If you are looking for residential, recreational, agricultural, or hunting land in southeastern NC take a look at this one!

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 web site www.rockcreeklandcompany.com.

Offering Price: \$ 250,000