



**ROCK CREEK
LAND COMPANY**

Tobacco Road Country Estate



Location: Robeson County, 4512 Tobacco Road, Orrum, NC 28369 34.412749 -79.094271

Directions: From the intersection of Leggette Road and Highway 130 east of Fairmont, take Leggette Road for 2.41 miles to Tobacco Road. Turn right on Tobacco Road and drive 2.24 miles. The access road is on the right just past Mistletoe Drive.

Distances: Fairmont – 7 Miles Fair Bluff – 10 Miles Lumberton – 18 Miles Lake View – 9 Miles

Acreage: 53.39 +/- **Cleared:** 15 +/- **Wooded:** 35 +/- **Road Front:** None

Wildlife: Deer, Turkey, Small Game, Duck, Fish

Zoning: RA – Residential Agricultural

Parcel Number: 25100102504, 25100102801, 251001028, 25100102505

Timber: Natural regeneration loblolly pine and hardwood. The pine timber could be cut for approximately \$50,000 of income.

Possible Uses: Home Site, Agricultural, Timber Investment, Recreational, Hunting, Fishing, Horse Farm, Dog Training Facility

Description: Located off of Tobacco Road south of Fairmont in Robeson County North Carolina, this farm is located in a quiet rural area in the southern part of the county. A 30'x80' workshop with living quarters upstairs overlooks one of the ponds. There is a 30'x85' pole shed for equipment storage, a storage building and a single wide mobile home on the property. There is county water, electric, telephone, and fiber optic available, and 3 septic systems, and 2 wells on the property. Two ponds are located on the property. One is approximately 2 acres, and the other is approximately ¾ of an acre. Access to the property is by deeded easement from Tobacco Road. The wooded area is heavily stocked with pine timber and has excellent timber value. Deer, turkeys, and small game can be hunted on the property. The primary soil types are Wagram, Wakulla, Pactolus, Torhunta, and Johnston. Lumberton is the county seat and offers shopping, dining and a hospital. No deed restrictions, and no HOA! If you are looking for residential, recreational, hunting, agricultural, or timber 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: \$550,000