

UNDER CONTRACT



## Anson County Hunting / Recreation Tract!

49.29 +/- Acres | Anson County, NC | \$249,900



### ADDRESS

1440 Brown Creek Church Rd  
Wadesboro, NC 28170

### LOCATION

From US 74 in Wadesboro, NC take US 52 North, go 1.2 miles, (L) on Brown Creek Church Rd, go approximately 1.5 miles and the property will be on your right (NO SIGN). GPS should get you there as well (1440 Brown Creek Church Rd, Wadesboro, NC)

### PROPERTY SUMMARY

This 49+/- acre tract offers a fantastic opportunity for hunting, recreation, creating a farm, or a place to live. The property was timbered between 2015 and 2019 and is growing back naturally. Located 4 miles from downtown Wadesboro, NC, and 6 miles from the Pee Dee National Wildlife Refuge, this property enjoys a peaceful, rural setting with convenient access to local amenities. The property is within the NCDOT Wadesboro Bypass Study Corridor. An old home site is present on the land conveyed "as-is" and at no value. While the property has faced some challenges with the logging road being used as an unofficial dump site, the owners, who do not live nearby, have had no way to address this. The property is enrolled in the "present use value" timber program, offering low/ deferred property taxes, with the option for the buyer to continue in the program. Don't miss this versatile and affordable piece of land ready for a variety of uses.

[nationalland.com/listing/anson-county-hunting-recreation-tract](https://nationalland.com/listing/anson-county-hunting-recreation-tract)



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