



Shoeheel Farms Tract 3



Location: Scotland County

Highway 401, Laurinburg, NC 28352 34.812158 -79.429276

From the intersection of Highway 74 and Highway 401 in Laurinburg, take Highway 401 north for 5.04 miles. The property is on the left.

Distances: Laurinburg – 4 Miles Fayetteville – 39 Miles Rockingham – 29 Miles

Acreage: 8 +/- Cleared: .5 +/- Wooded: 7.5 +/- Road Front: 760'+/

Parcel Number: 020306 01007 Portion of

Zoning: R-20 MH Laurinburg

Possible Uses: Agriculture, Hunting, Timber, Home Sites

Wildlife: Deer, Turkey, Small Game

Timber: Natural regeneration loblolly pine and various hardwoods

Description: Located on Highway 401 (Wagram Road) north of Laurinburg in Scotland County North Carolina, Shoeheel Farms Tract 3 is a great small tract that offers multiple opportunities only minutes from downtown! A billboard on the property produces yearly income. The farm is easily accessible from Highway 401, and with a corner location it has potential for commercial use. The property also offers great deer and small game hunting. This is a perfect location for a home site in the country yet close to town. With Laurinburg only 5 minutes away, this farm is in a very convenient location. There are five

For more information on this property or other premier properties in North Carolina and South Carolina, give Marty Lanier a call at (910) 617-4326, e-mail Marty at mlanier@mossyoakproperties.com, or visit our web site at www.nclandandfarms.com.

Offering Price: \$ 25,750