



McNeill Farm Tract 1



Location: Hoke County Highway 401, Raeford, NC 28376 34.920658 -79.335341

From Wagram take Highway 401 north for 2.45 miles to Gainey Road. Turn left on Gainey Road and drive .62 miles. The farm is on the left.

Distances: Laurinburg – 13 Miles Raeford – 7 Miles Lumberton – 31 Miles Rockingham – 35 Miles

Acreage: 139 +/- **Cleared:** 0 +/- **Wooded:** 139 +/- **Water Front:** 1,705' +/- on Lumber River

Road Frontage: Gainey Road – 400' +/-

Parcel Number: 384920001021, 384920001011,

Possible Uses: Agriculture, Hunting, Timber, Straw Raking, Home Sites

Zoning: RA-20

Timber: Longleaf Pine, Loblolly Pine, Bottomland Hardwood. **Wildlife:** Deer, Turkey, Small Game, Ducks

Description: Located on Gainey Road near Wagram in Hoke County North Carolina, this diverse tract offers income from timber and straw raking as well as great hunting and potential home sites. Various age classes of planted longleaf and loblolly pine are located on the property, some of which are currently being raked for straw. County water is available. The farm is located convenient to Laurinburg and Raeford. Raeford is the county seat of Hoke County, and Laurinburg is the county seat of Scotland County. This is a quiet rural area, yet only minutes from shopping, dining, and a hospital. The property has over 1,700 feet of frontage on the Lumber River. There is an access point at Lumber River State Park just down the road for canoeing, fishing, and duck hunting. The Lumber River is a nationally recognized Wild and Scenic River. Additional acreage is available. Buyer will be responsible for the survey.

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: \$ 175,000