

**UNDER CONTRACT!! 17.45 acres of Hunting &
Timberland For Sale in Edgecombe County NC!
Off Morning Star Church Road
Battleboro, NC 27809**

\$279,000
17.45± Acres
Nash County



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Battleboro, NC / Nash County

SUMMARY

Address

Off Morning Star Church Road

City, State Zip

Battleboro, NC 27809

County

Nash County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

36.01060 / -77.68235

Acreage

17.45

Price

\$279,000

Property Website

<https://www.mossyoakproperties.com/property/under-contract-17-45-acres-of-hunting-timberland-for-sale-in-edgecombe-county-nc--nash-north-carolina/115947/>



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PROPERTY DESCRIPTION

Tucked away along Morning Star Church Road just outside of Battleboro, this 17.45-acre property offers something increasingly difficult to find-an affordable piece of land where hunting, recreation, privacy, and the potential for a future homesite come together in one manageable property. Whether envisioned as a secluded country retreat, a family hunting property, or simply a place to own and enjoy for generations, this tract offers the foundation for a true legacy property in northern Edgecombe County.

The property consists primarily of timberland, with a diverse mixture of pine and scattered hardwoods creating excellent cover and habitat for wildlife. Along the edges of the property's approximately 2-acre opening are numerous mature red and white oak trees. These mast-producing hardwoods are an especially desirable feature for hunters and wildlife managers, providing a natural seasonal food source for whitetail deer, wild turkey, and other wildlife.

The approximately 2-acre opening has been professionally cleared and leveled and was recently mowed, creating an immediately usable area within the property. A gravel access path has also been installed, along with a culvert designed to provide proper drainage. Whether used for a future homesite, cabin site, campsite, food plots, or simply an open gathering area, much of the initial work necessary to create a functional interior space has already been completed.

Situated within the clearing is a 12' x 28' building that currently provides an excellent opportunity for equipment and recreational storage. With additional improvements, the structure could potentially be renovated into a small hunting cabin or weekend retreat, giving a future owner the ability to establish a comfortable base camp directly on the property.

For the outdoorsman, the property's relatively compact acreage is complemented by a very usable layout. A makeshift box blind is already present, and numerous additional locations throughout the timber offer opportunities for strategically placed tree stands or ground blinds. The configuration of the timber, opening, access, and property boundaries provides hunters the ability to consider multiple stand locations while planning entrance and exit routes designed to minimize disturbance to wildlife.

Northern Edgecombe County has long been known for its healthy populations of whitetail deer and wild turkey, and this property provides the essential ingredients needed to further enhance its recreational potential. The combination of hardwood mast, pine cover, natural browse, open ground, and surrounding rural acreage creates an opportunity for a new owner to actively manage the property for wildlife. The existing opening could also accommodate strategically planted food plots, further improving the property's ability to attract and hold game.

Beyond its recreational appeal, the property offers potential as a secluded rural homesite. No soil evaluation has been conducted, and any residential use would be subject to a satisfactory septic soil suitability evaluation and all applicable permitting requirements. However, the existing cleared and leveled area provides an attractive starting point for someone looking to establish a private residence, hunting cabin, or weekend getaway surrounded by their own land.

Another significant attribute is the property's limited environmental encumbrance. None of the property is located within the FEMA-designated floodplain, and only a small portion-approximately 0.27 acre-falls within a designated wetland area. This leaves the overwhelming majority of the acreage available for recreational use and management, subject to applicable regulations.

Despite its private and rural setting, the property remains conveniently located. From Morning Star Church Road, both Rocky Mount and Tarboro are only a short drive away, allowing the owner to enjoy the privacy of rural Edgecombe County without sacrificing convenient access to shopping, dining, supplies, and other amenities.

Properties do not have to encompass hundreds of acres to become meaningful pieces of land. Sometimes it is the manageable tract-the place where a family builds a cabin, a child harvests a first deer, weekends are spent around a fire, and traditions are established-that becomes the property no one wants to sell.

With its combination of timber, mature oaks, established access, a prepared clearing, existing storage building, wildlife habitat, and potential for a secluded homesite, this 17.54-acre property represents an opportunity to purchase more than recreational acreage. It is a

chance to establish a place of your own in the North Carolina countryside-one that can be improved, enjoyed, managed, and passed along to the next generation.

For more information on this and other land for sale in Edgecombe County, contact Andrew Walters at [252-904-3184](tel:252-904-3184) or by email at awalters@mossyoakproperties.com, or visit www.landandfarmsrealty.com.

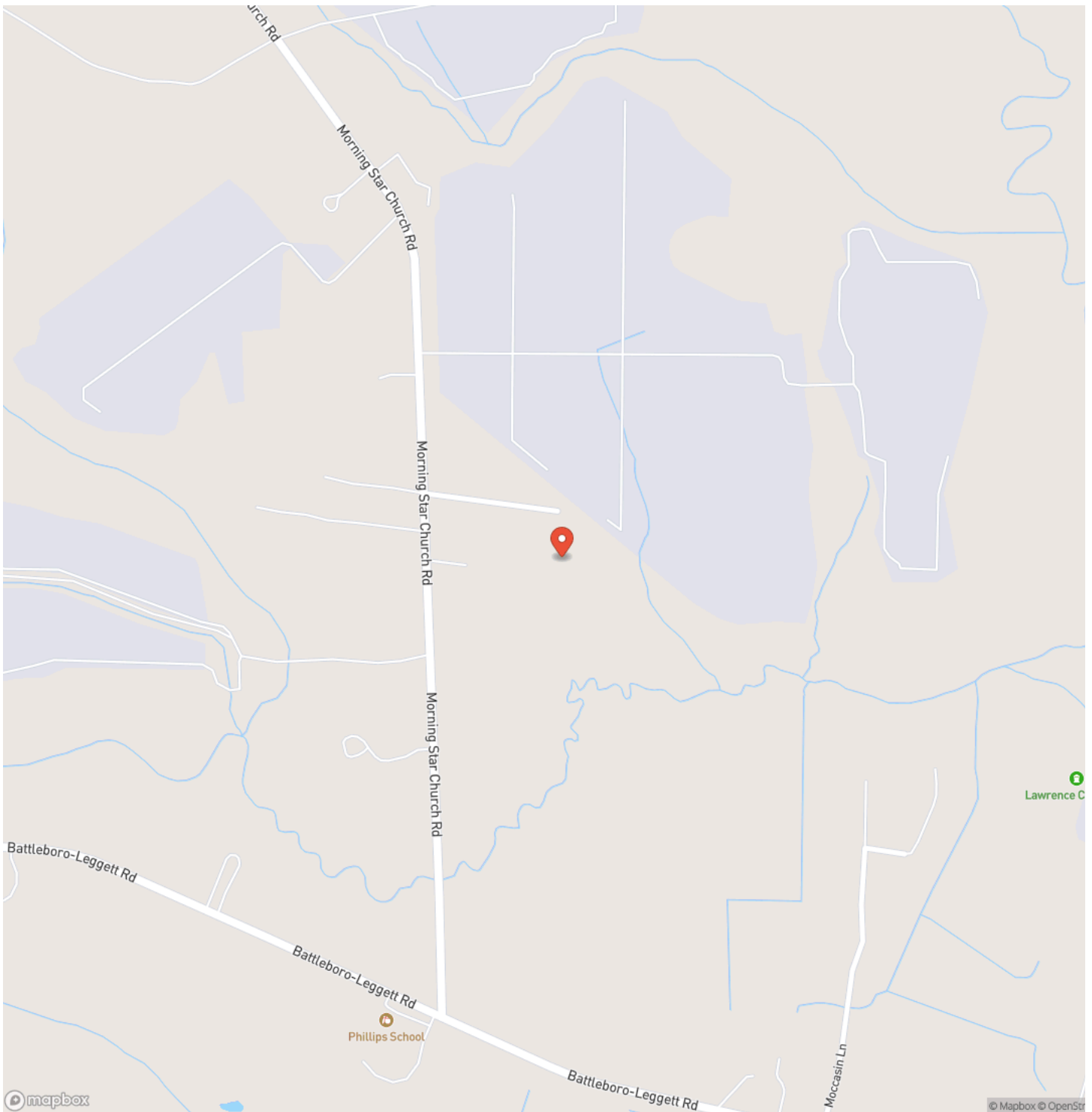


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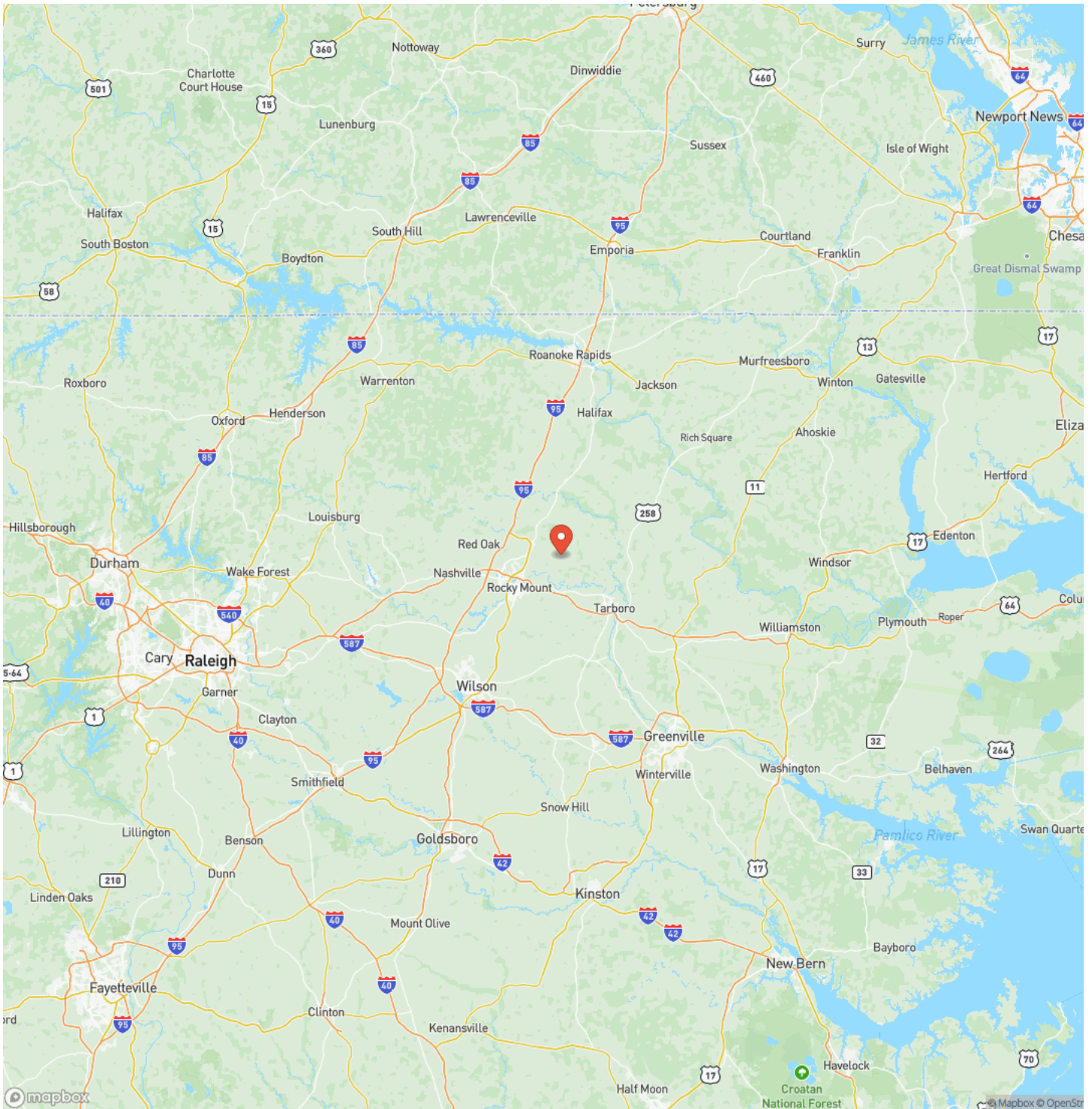
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Locator Map



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UNDER CONTRACT!! 17.45 acres of Hunting & Timberland For Sale in Edgecombe County NC!
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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NOTES

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MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

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