LINDEN ROAD LONGLEAF

MOORE COUNTY, NC

55 +/- ACRES

$2,500,000









PROPERTY DESCRIPTION

Linden Road Longleaf is approximately 55 +/- acres of managed longleaf pine in the heart of the North Carolina Sandhills, between the Village of Pinehurst and Aberdeen. It has over 1,400 feet of frontage along Linden Road and over 300 feet along NC Highway 5, the main thoroughfare between Pinehurst and Aberdeen. Acreage this close to Pinehurst and Southern Pines is getting harder and harder to find, especially in a setting this private.

This is a rare chance to build a private estate, a family compound or a few homes on large, wooded homesites. With more than a quarter mile of frontage on Linden Road, homesites can have direct access to an existing road. The property is in the Village of Pinehurst's extraterritorial jurisdiction (ETJ) and is zoned R-20.

The property is covered by a 23-year-old stand of longleaf pine, the tree the Sandhills are known for. The stand has been intensively managed to maximize growth and pine straw production. It gives the property the classic longleaf setting Pinehurst is famous for, along with natural screening between homesites and the potential for ongoing pine straw income. The property is currently enrolled in the Moore County Present-Use Value program for forestry, which provides a reduction in property taxes.

The historic Village of Pinehurst is just minutes away. It is home to Pinehurst Resort and the famed Pinehurst No. 2, the USGA's first "anchor site" for the U.S. Open, which will host the championship again in 2029, 2035, 2041 and 2047. The village also offers shops, restaurants and plenty of charm. Downtown Southern Pines is also close by, with its own mix of dining, shopping and community events and the equestrian heritage the area is known for. FirstHealth Moore Regional Hospital, area schools and everyday shopping and services are all nearby. Fort Bragg, Fayetteville and Raleigh are within easy driving distance.

Please note that, based on recent findings, the property is not suitable for a major subdivision as defined by Moore County and the Village of Pinehurst. In addition, NCDOT's NC Highway 5 widening project (U-5756) is underway along the property's Highway 5 frontage and may affect access from Highway 5. Contact us today for details or to schedule a showing.

PROPERTY FEATURES:

- Longleaf Pine
- Road Frontage
- Highway Frontage
- Pine Straw Production
- Multiple Estate Homesites
- Family Compound Potential
- Pinehurst ETJ – Zoned R-20
- Present-Use Value (Forestry)
- Minutes to Pinehurst & Southern Pines

DIRECTIONS:

Copy and paste the following GPS coordinates into your mobile navigation app: 35.1598124, -79.4769279

CONTACT

Philip Mead

O: 843.782.5700 – M: 336.653.8839

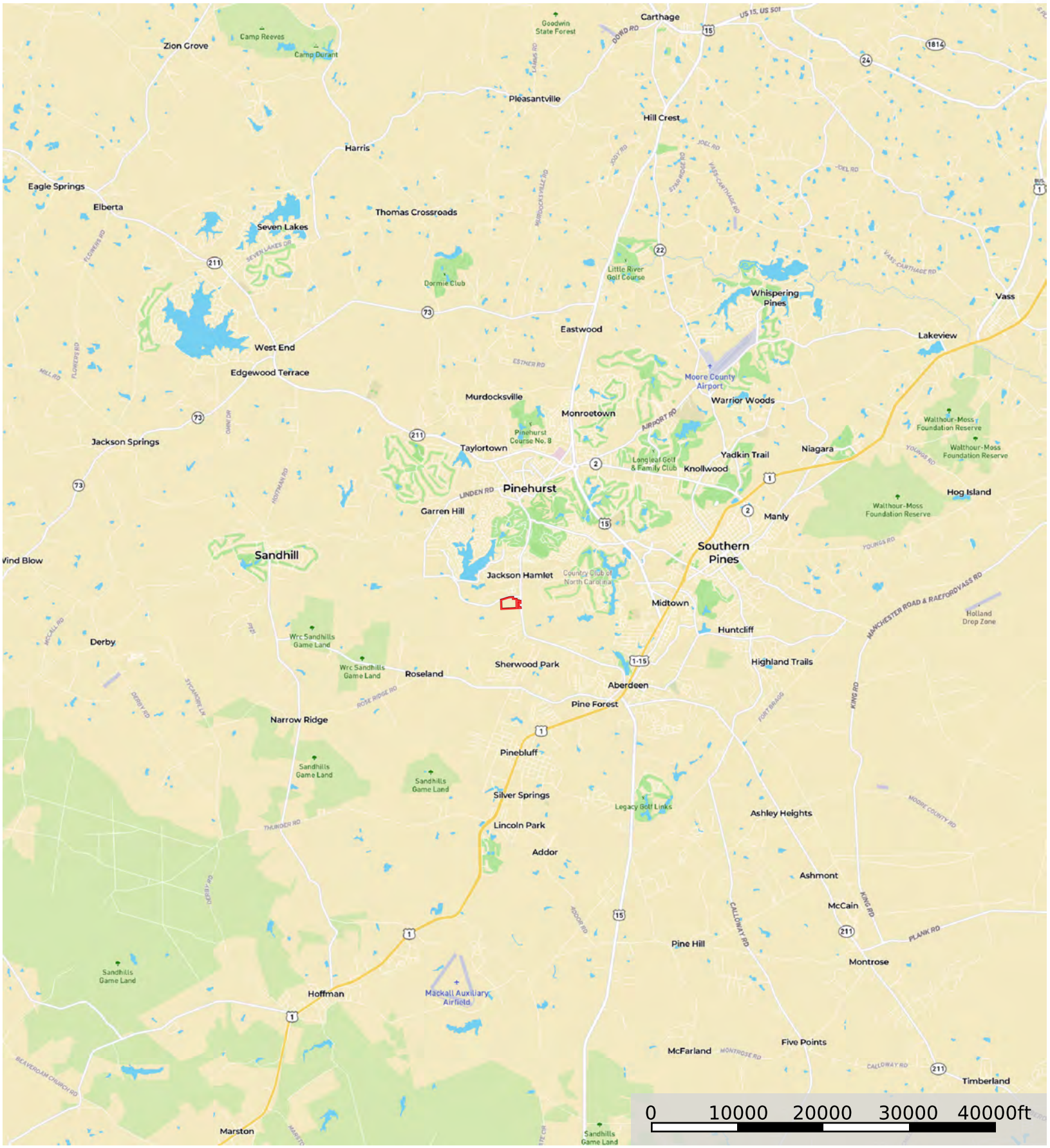
Email: philipmead@crosbylandco.com

www.CrosbyLandCo.com

Linden Road

Moore County, North Carolina, 55 AC +/-

CROSBY LAND COMPANY



Boundary

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Todd Crosby

P: 8437825700 Crosbylandco.com

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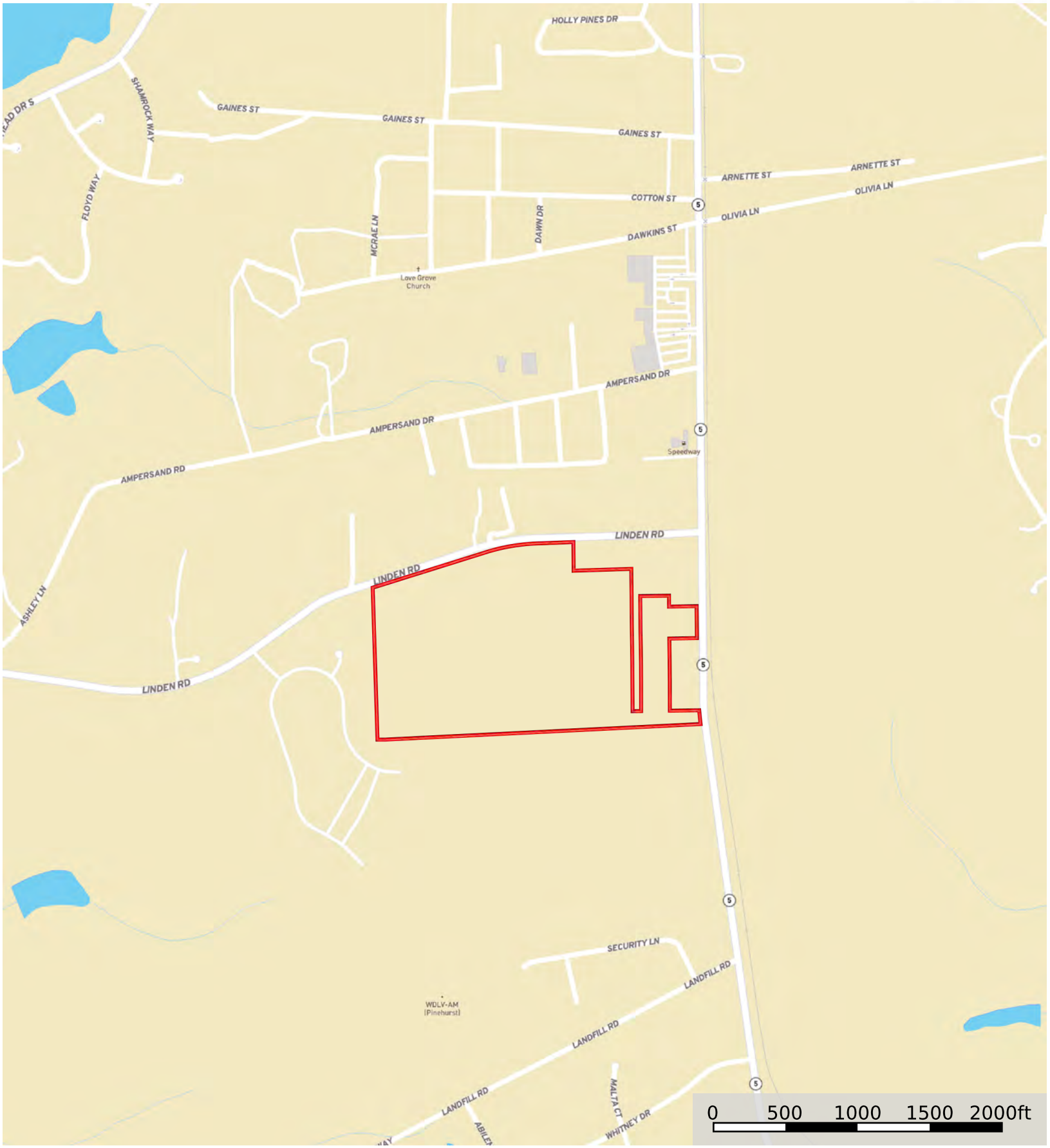
Linden Road

Moore County, North Carolina, 55 AC +/-



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