UNDER CONTRACT!! 36 acres of Recreational, Residential & Investment Land For Sale in Edgecombe County NC!
Off of Temperance Hall Road
Rocky Mount, NC 27801

$114,800
36± Acres
Edgecombe County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
Off of Temperance Hall Road

City, State Zip
Rocky Mount, NC 27801

County
Edgecombe County

Type
Hunting Land, Recreational Land, Undeveloped Land, Business Opportunity

Latitude / Longitude
35.8258 / -77.7368

Acreage
36

Price
$114,800

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Located in the desirable Temperance Hall community of southwestern Edgecombe County, North Carolina, this 36-acre timberland property presents an exceptional opportunity for buyers seeking an affordable and versatile rural landholding. Whether envisioned as a private country homesite, a recreational retreat, a hunting property, or a long-term land investment, this tract offers the flexibility to accommodate a variety of ownership objectives.

Featuring approximately 635 feet of frontage along Davistown-Mercer Road and an additional 340 feet along Temperance Hall Road, the property benefits from dual public road frontage, an increasingly desirable characteristic among rural land buyers. This accessibility, combined with the property's manageable acreage, creates opportunities for future improvements, recreational development, and the establishment of a private rural residence, subject to applicable permitting and site evaluations.

Situated in an area characterized by agricultural operations, timberland, and established rural homesteads, the property offers the privacy and independence associated with country living while remaining within an established community. For buyers seeking an attainable entry point into rural landownership, this property represents an appealing combination of location, utility, and long-term potential.

Timber Resources and Land Characteristics

The property consists entirely of wooded acreage, predominantly pine timber interspersed with naturally regenerating hardwoods. Approximately 20 acres support younger timber that will require additional years of growth before reaching commercial merchantability. Portions of the remaining timber have experienced damage from a previous brushfire, creating an opportunity for future forest management, timber stand improvement, and habitat restoration.

Although the property should not be evaluated primarily on the basis of immediate timber income, its forested composition offers considerable flexibility for buyers interested in managing and improving their land over time. Potential improvements could include establishing additional interior trails, creating ATV and UTV access routes, developing wildlife food plots where conditions permit, and selectively clearing areas for recreational use or a future homesite.

The property's relatively level topography, characteristic of this portion of the North Carolina Coastal Plain, may facilitate these improvements while reducing some challenges associated with rugged or steeply sloped terrain. With thoughtful planning and appropriate forest management practices, this property could evolve into a functional recreational retreat or private woodland estate.

Hunting, Wildlife Habitat, and Recreational Opportunities

One of the property's most compelling attributes is its potential for recreational use and wildlife habitat management. At 36 acres, the tract offers sufficient acreage for a variety of outdoor activities without the extensive maintenance obligations commonly associated with substantially larger landholdings.

The combination of pine timber, regenerating hardwoods, and areas of disturbed forest vegetation provides opportunities to improve habitat conditions for wildlife commonly found throughout rural Edgecombe County, including whitetail deer, wild turkey, and small game. The property's wooded character provides natural screening and cover, while its interior could be selectively managed to encourage additional understory growth, wildlife travel corridors, and supplemental food sources.

For the recreational landowner, potential improvements include:

-> Establishing additional ATV and UTV trails throughout the property.

-> Creating designated hunting locations and access routes.

-> Developing wildlife food plots and supplemental habitat improvements in suitable areas.

-> Managing existing timber and vegetation to encourage beneficial early successional habitat.

-> Establishing a secluded campsite, recreational cabin, or weekend retreat, subject to applicable approvals.

-> Developing a private outdoor destination for family recreation and future generations.

Unlike larger agricultural properties that may require extensive farming operations or substantial annual maintenance, this tract provides a manageable opportunity to enjoy rural landownership while making incremental improvements according to the owner's interests and financial objectives. Hunting lease income may also be a consideration for an investor seeking to offset a portion of the property's carrying costs, although potential arrangements and income depend upon demand and suitability.

Residential Potential and Rural Homesite Opportunities

For buyers seeking a rural homesite with additional acreage, this property offers an appealing alternative to conventional residential lots. The dual road frontage, wooded surroundings, and relatively level terrain provide opportunities to evaluate potential homesite locations while maintaining substantial acreage for privacy, recreation, or future improvements.

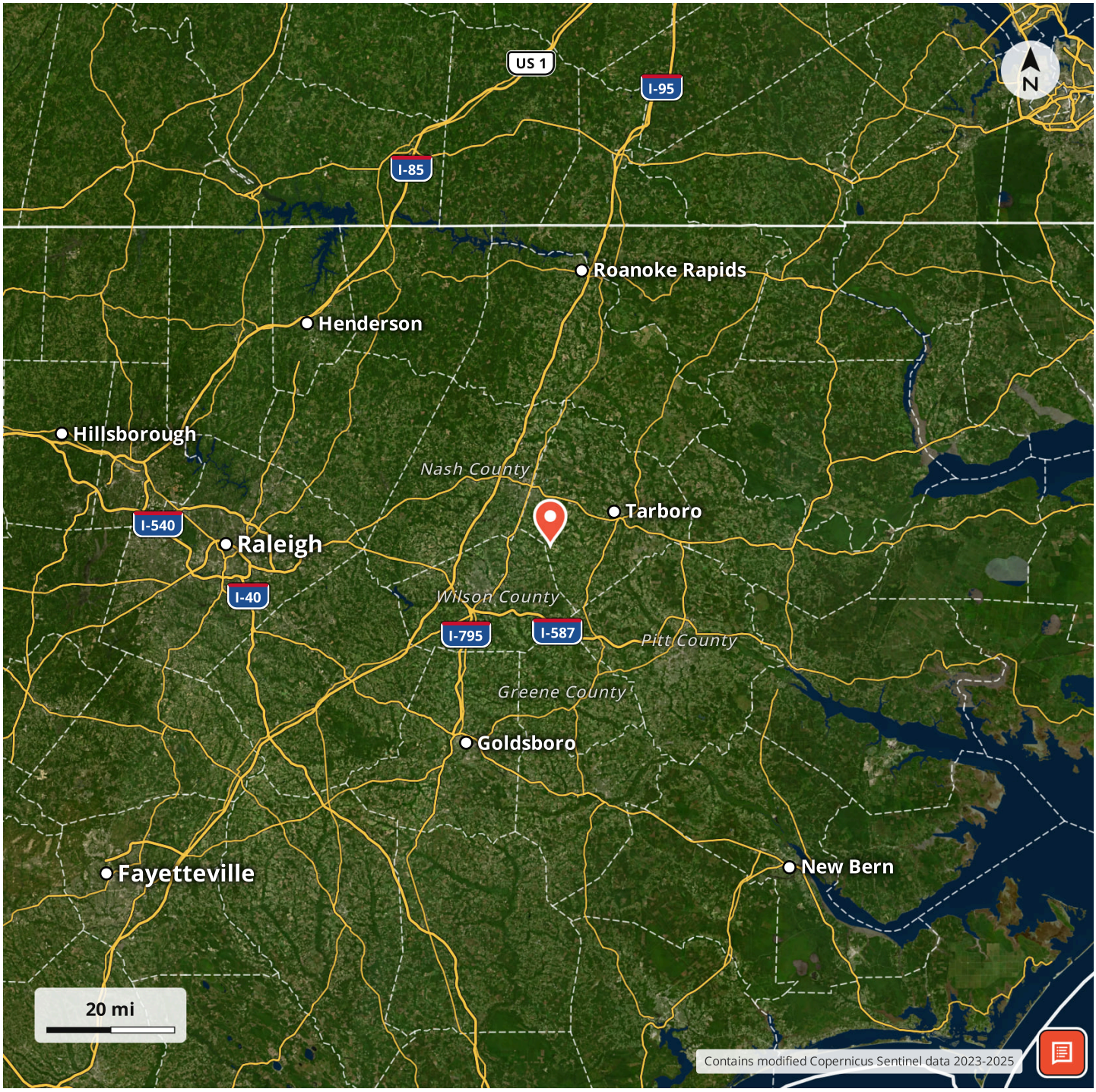
For more information on this and other land for sale in Edgecombe County, contact Andrew Walters at 252-904-3184 or by email at awalters@mossyoakproperties.com, or visit www.landandfarmsrealty.com.



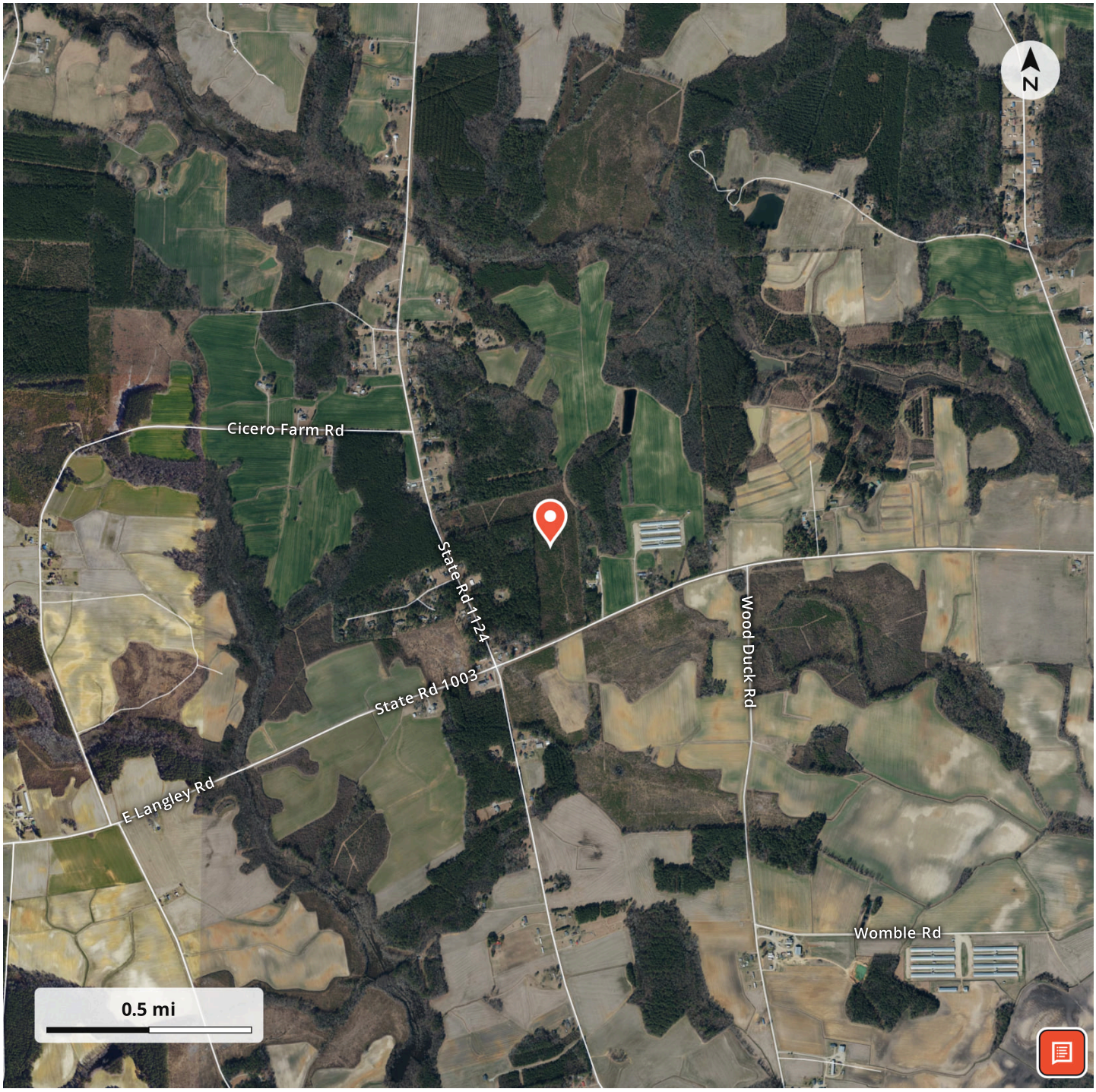




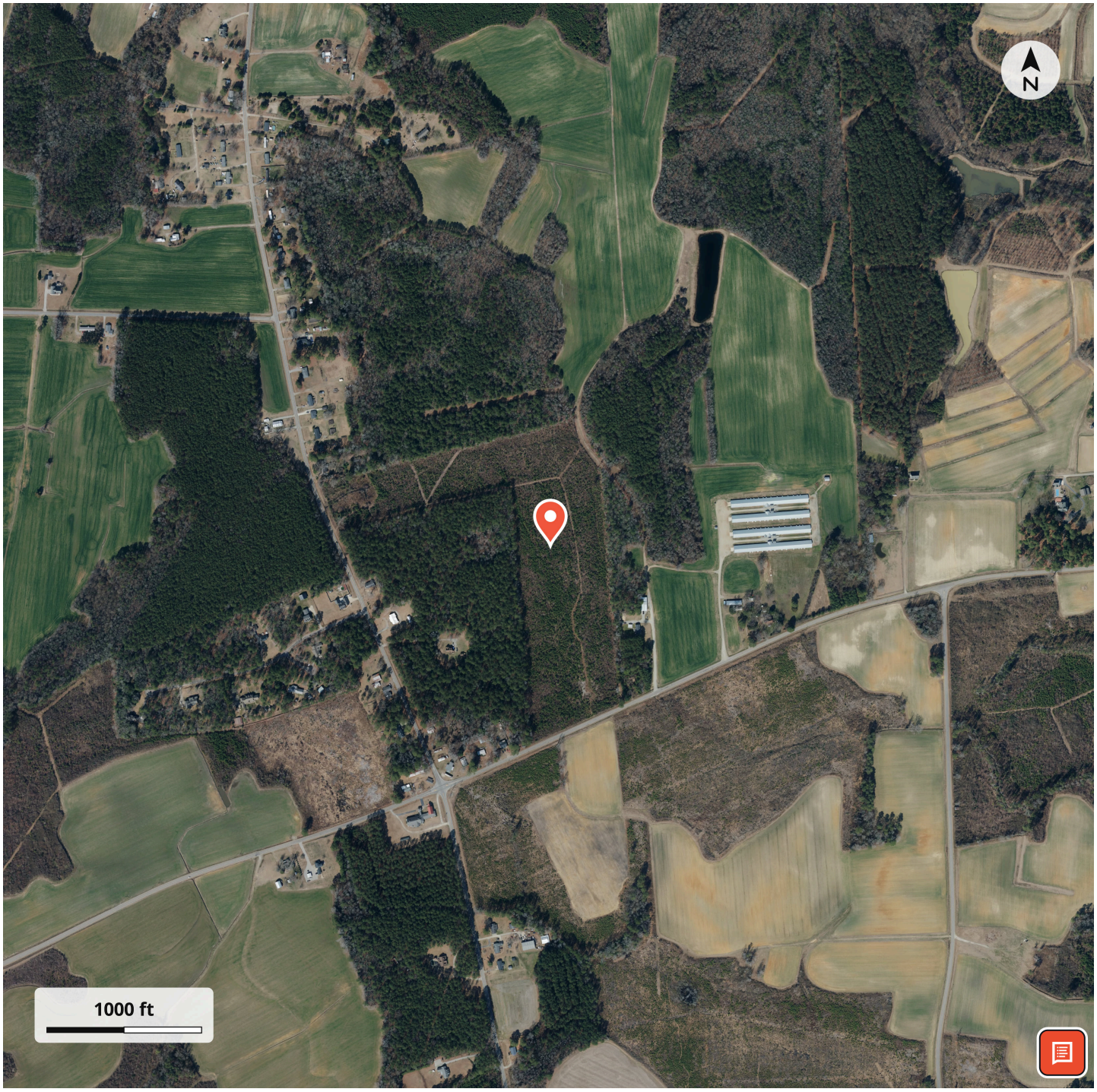

Regional Map



Locator Map


N
Cicero Farm Rd
State Rd 1124
State Rd 1003
E Langley Rd
Wood Duck Rd
Womble Rd
0.5 mi

Aerial Map



LISTING REPRESENTATIVE

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