



**ROCK CREEK
LAND COMPANY**

Little Marsh Swamp Hunting Land



Location: Robeson County, McGougan Road, Lumber Bridge, NC 28357 34.898596 -79.068122

Directions: From Lumber Bridge, take Highway 71 north for .46 miles to Chason Road. Turn left on Chason Road and drive .37 miles to McGougan Road. Turn left on McGougan Road and drive .15 miles. The property is on the left.

Distances: Lumber Bridge – 1 Mile Fayetteville – 18 Miles Lumberton – 23 Miles Raeford – 12 Miles

Acreage: 122 +/- Deeded, Maps 154+/- Cleared: 0 Wooded: 122 +/- Road Front: 506' +/-

Wildlife: Deer, Turkey, Small Game, Ducks

Zoning: RA – Residential Agricultural

Parcel Number:

Timber: Loblolly Pine, Planted 2010, Bottomland Hardwood, Cypress

Possible Uses: Hunting Camp, Timber Investment, Recreational, Hunting

Description: Located on McGougan Road near Lumber Bridge in Robeson County North Carolina at the confluence of Georges Marsh and Little Marsh Swamp. Historically this was the site of a mill pond. There are 2 access points on McGougan Road. A hunting cabin could be built on the high ground on the north side of the swamp. The planted pine timber can be thinned soon for income. The tract is located convenient to Raeford, Lumberton and Fayetteville. Ducks, deer, turkeys, and small game can be hunted on the property. The primary soil types are Norfolk, Wagram, Johnston, and Plummer and Ossier. Lumberton is the county seat and offers shopping, dining and a hospital. If you are looking for hunting, recreational, or timber land in southeastern NC take a look at this one!

For more information on this or other premier properties in North Carolina or South Carolina, contact Marty Lanier at (910) 617-4326, marty@rockcreeklandcompany.com, or visit our web site www.rockcreeklandcompany.com.

Offering Price: \$179,000