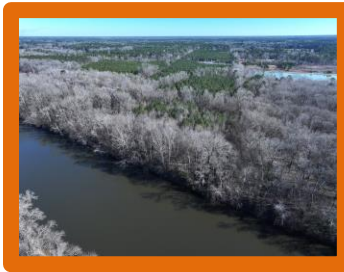




ROCK CREEK LAND COMPANY

Cape Fear River Hunting Land and Home Site



Location: Cumberland County, 7120 Matt Hair Road, Fayetteville, NC 28312 34.8618 -78.8086

From the intersection of Highway 53 and Tabor Church Road at Cedar Creek, take Tabor Church Road for 7.06 miles to Cogdell Road. Turn right on Cogdell Road and drive .63 miles to Matt Hair Road. Turn left on Matt Hair Road and drive .19 miles. The property is on the right.

Distances: Fayetteville – 18 Miles Hope Mills – 24 Miles Elizabethtown – 24 Miles

Acreage: 68.93+/- Cleared: 0+/- Wooded: 68 +/- Road Front: 665' +/- River Front 678' +/-

Parcel Number: 0450541750

Zoning: A1 - Agriculture District, CD – Conservancy District

Possible Uses: Hunting, Fishing, Recreation, Timber, Home Site

Wildlife: Deer, Turkey, Ducks, Small Game, Freshwater Fish

Description: Located on Matt Hair Road near Cedar Creek in Cumberland County North Carolina, this tract offers everything an outdoorsman can want. The property is conveniently located to Fayetteville, Elizabethtown, and Hope Mills. The home on the property was built in 1915. The home site would be a great location for a country home or hunting camp. With over 675 feet of frontage on the Cape Fear River, there are plenty of opportunities for duck hunting and freshwater fishing. Pan fish, bass, catfish and chain pickerel can all be caught in the river. There are plenty of deer on the property as well as turkeys and small game. This tract is located in a very quiet rural area of the county. No deed restrictions, and no HOA! If you are looking for a great hunting property with a home site this is one to take a serious look at!

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

Offering Price: \$ 345,000