



Mossy Log Lot 74



Location: Sampson County 1601 Black River Lane, Harrells, NC 28444 34.7284 -78.2798

Directions: From the intersection of Highway 421 and Highway 41 at Harrells, take Highway 41 west for 4.91 miles to Black River Lane. Turn right on Black River Lane and drive 1.6 miles. The lot is on the left.

Distances: Wilmington – 50 Miles Clinton – 23 Miles Burgaw – 31 Miles Elizabethtown – 23 Miles

Acreage: 4 +/- **Cleared:** 1 +/- **Wooded:** 3 +/- **Road Front:** 205 ‘

Parcel Number: 03012390974

Possible Uses: Vacation Home, Camping, Residence, Hunting

Zoning: RA – Residential Agricultural

Description: Located in the Mossy Log community near Harrells in Sampson County North Carolina, this lot is ready for your camper or vacation home. The Black River is just down the street from the lot and offers duck hunting and excellent freshwater fishing for largemouth bass, catfish, and panfish. There is a private boat ramp on the river for use by the community. Adjacent to the boat ramp is a covered picnic area. There is another community park located on the river featuring a pier, floating dock, grill and covered picnic shed. The lot has well, septic, fiber optic, and 30 and 50 amp electric service. There is a metal shed on the property that can be used to park a camper or motor home. The single wide mobile home on the property has been flooded and the interior has been stripped. A nice fire pit is located on the lot to enjoy on cool evenings. Bring your camper for the weekend or build your dream vacation home in Mossy Log! The motor home in the pictures does not convey. The adjoining .84 +/- acre lot is also available.

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.

REDUCED Offering Price: \$ 70,000