ROCK CREEK
LAND COMPANY

(910) 617-4326
rockcreeklandcompany.com

# SOLD! 14.76 +/- Acres of Farm Land With Two Metal Shop Buildings in Columbus County NC

**Address:** Old Highway 74 Chadbourn, NC 28431





**Marty Lanier**
(910) 617-4326 (cell)
marty@rockcreeklandcompany.com

**Acreage:** 14.76
**Price:** $105,000
**County:** Columbus
**GPS Location:** 34.359858 X -78.850899
**Agricultural**
**Commercial**
**Deer Hunting**
**Farmland**
**Hunting**
**Small Game**

**SOLD! Located on Old Highway 74 near Chadbourn in Columbus County North Carolina, this property offers multiple income opportunities. The property is composed of approximately 10 acres of cleared agricultural land, two acres with the shop buildings, and the remainder in wood land. The original shop, built in 1999, is 30’x40’ (1,200 square feet) with an office, a bathroom, and an upstairs storage area. A well and septic system is in place. The second shop building, built in 2005, is 40’x40’ (1,600 square feet) with an attached covered storage area that is 40’x80’ (3,200 square feet). The shops have concrete floors, a personnel door, and roll up doors. The shop with the office and bathroom is insulated and has a heater. With a convenient location close to Highway 74, and only minutes from Whiteville and Tabor City, this is a great location for a small business to operate. There is an access easement along the south side of the property, and a spray easement on 6.53+/- acres of the property. See the deeds for more information.**

**From the intersection of Highway 74 and Highway 410 near Chadbourn, take Highway 410 south for .19 miles to Bird Cage Road. Turn right on Bird Cage Road and drive 1.13 miles to Old Highway 74. Turn right on Old Highway 74 and drive 1.08 miles. The property is on the right. 34.359858 -78.850899**

**Distances: Whiteville – 11 Miles  Chadbourn – 3 Miles  Tabor City – 15 Miles**

**Acreage: 14.76 +/-  Cleared: 12 +/-  Wooded: 2.75 +/-  Road Front: 715’ +/-**

**Parcel Number: 79800  Zoning: GU – General Use**

**Possible Uses: Agriculture, Farm Shop, Repair Shop**

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