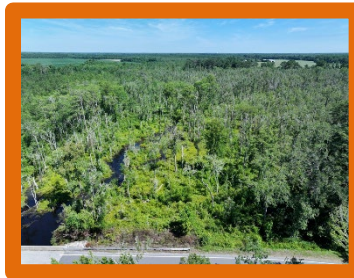




**ROCK CREEK
LAND COMPANY**

Yarborough Road Tract



Location: Cumberland County, Yarborough Road, Parkton, NC 28371 : 34.8666, -78.92295

Directions: Located on Yarborough Road, Southeast of Fayetteville in Cumberland County, North Carolina at the Robeson/Cumberland County line. From I-95 take Exit 41 onto Chickenfoot Road approximately 5 miles, turn right on Yarborough Road approximately 1.5 miles, property is on the right. From St. Pauls take Hwy 20 approximately 2 miles, turn left on Shaw Mill Road approximately 3 miles, turn left on Ballance Farm Rd approximately 3 miles, turn right on E. Parkton Tobermory Rd. approximately 0.5 mile across County line, property is on the left at bridge.

Distances: St. Pauls – 8 Miles ; Fayetteville – 17 Miles ; Lumberton – 22 Miles

Acreage: 35 +/- Cleared: +/- Wooded: 35 +/- Road Front: 275' +/- Water Front: +/-

Wildlife: Waterfowl, Deer, Small Game

Zoning: CD – Conservative District

Parcel Number: 0420-36-0439

Possible Uses: Hunting, Recreation, Investment

Description: 35 Acres of Natural Swamp, Hunting & Wildlife Habitat. THERE IS CURRENTLY NO ACCESS BY VEHICLE, ONLY ACCESS IS BY FOOT FROM THE HIGHWAY. 35 acres of recreational hunting and investment property just outside of Fayetteville, NC in Cumberland County at the Robeson/Cumberland County line. With a creek running through the property and timber cover, this property makes the perfect habitat for all types of wildlife. Cold Camp Creek flows along the western edge of the property running into Gallberry Swamp. From whitetails to waterfowl flying up and along the creek, this tract provides opportunity for hunting throughout the year. Whether you are looking for a place to chase ducks at daybreak, pursue whitetails during the rut, to simply own a piece of wildlife habitat or possibly a conservation investment, this property is worth a look.

For more information on this or other premier properties in North Carolina or South Carolina, contact Devon Hodges, Broker at (910) 740-5859, devon@rockcreeklandcompany.com, or visit our web site www.rockcreeklandcompany.com.

Offering Price: \$ 56,900.00