



CROATAN  
NATIONAL FOREST

**±927.7 acres**

MCAS  
CHERRY POINT

HAVELOCK

# LAND FOR SALE

## CRAVEN 38, CRAVEN COUNTY, NC 28532



**SCOTT HADLEY**  
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# CRAVEN 38

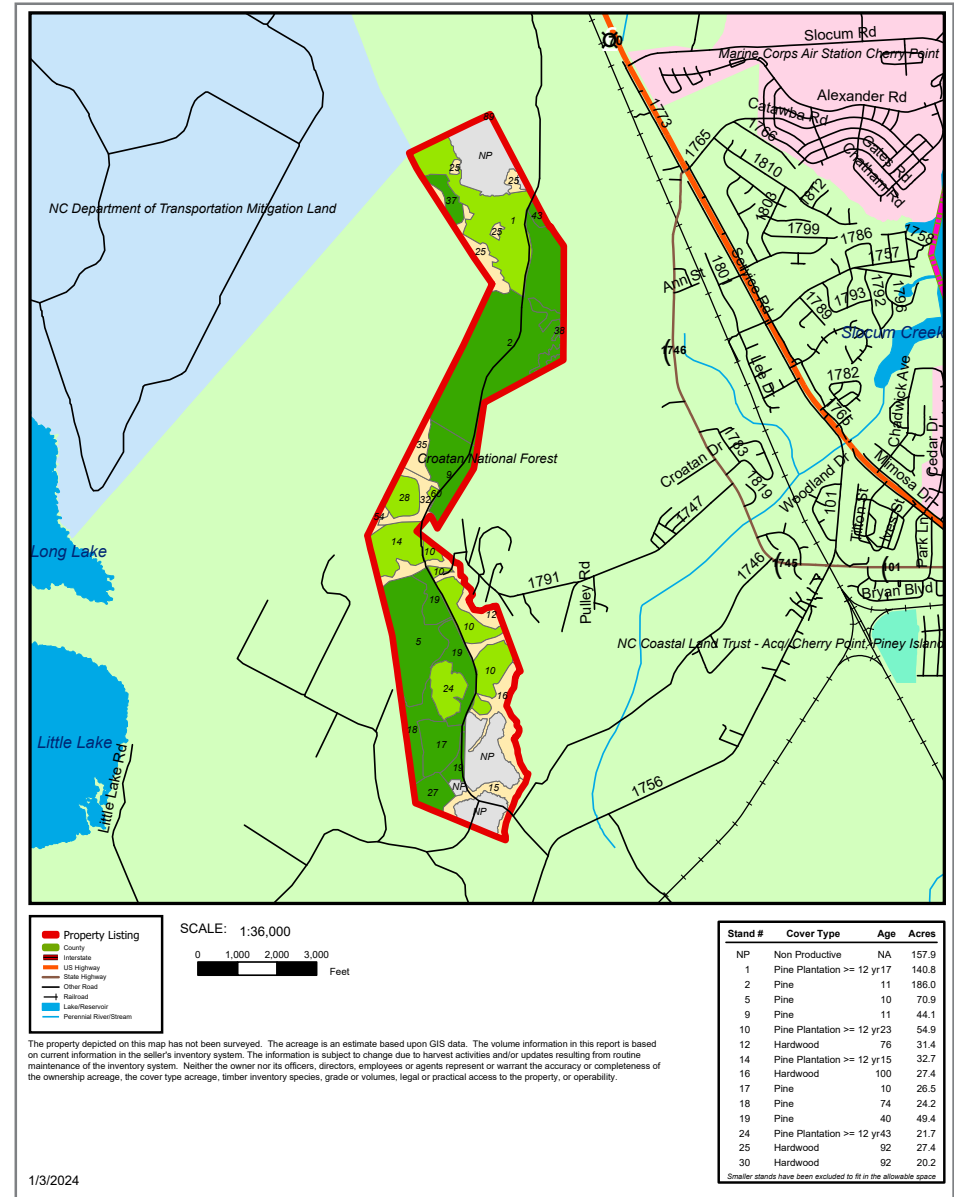
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## PROPERTY HIGHLIGHTS

- ±927.7 Acres
- Site is a mixture of planted timber, wetlands, highlands, natural growth forest, and some cutover acreage
- Zoning is Rural, Electrical Power in the area, no water or sewer nearby
- The land has a mix of pine plantation of different ages, some hardwood, and areas of natural growth timber in lowlands
- The area has plentiful game including turkey, deer, duck, and bear
- Property is adjacent to the Croatan Forest and other privately owned hunting clubs with no access to the public, providing tremendous privacy and enjoyment
- Excellent location close to the Crystal Coast allowing for access to robust offshore and inshore fishing while enjoying the peace of the property and its recreational offerings
- Unique property insulated with proximity to The Croatan Forest and long-time hunting clubs providing a generational opportunity to hunt and recreate for years to come
- Property Priced at \$4,500/acre

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	177	9,051	19,552
Daytime Population	101	8,763	23,607
Median HH Income	\$57,825	\$53,971	\$56,731
Median Age	33.5	28.5	28.5
Median Home Value	\$169,737	\$183,005	\$181,176



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM

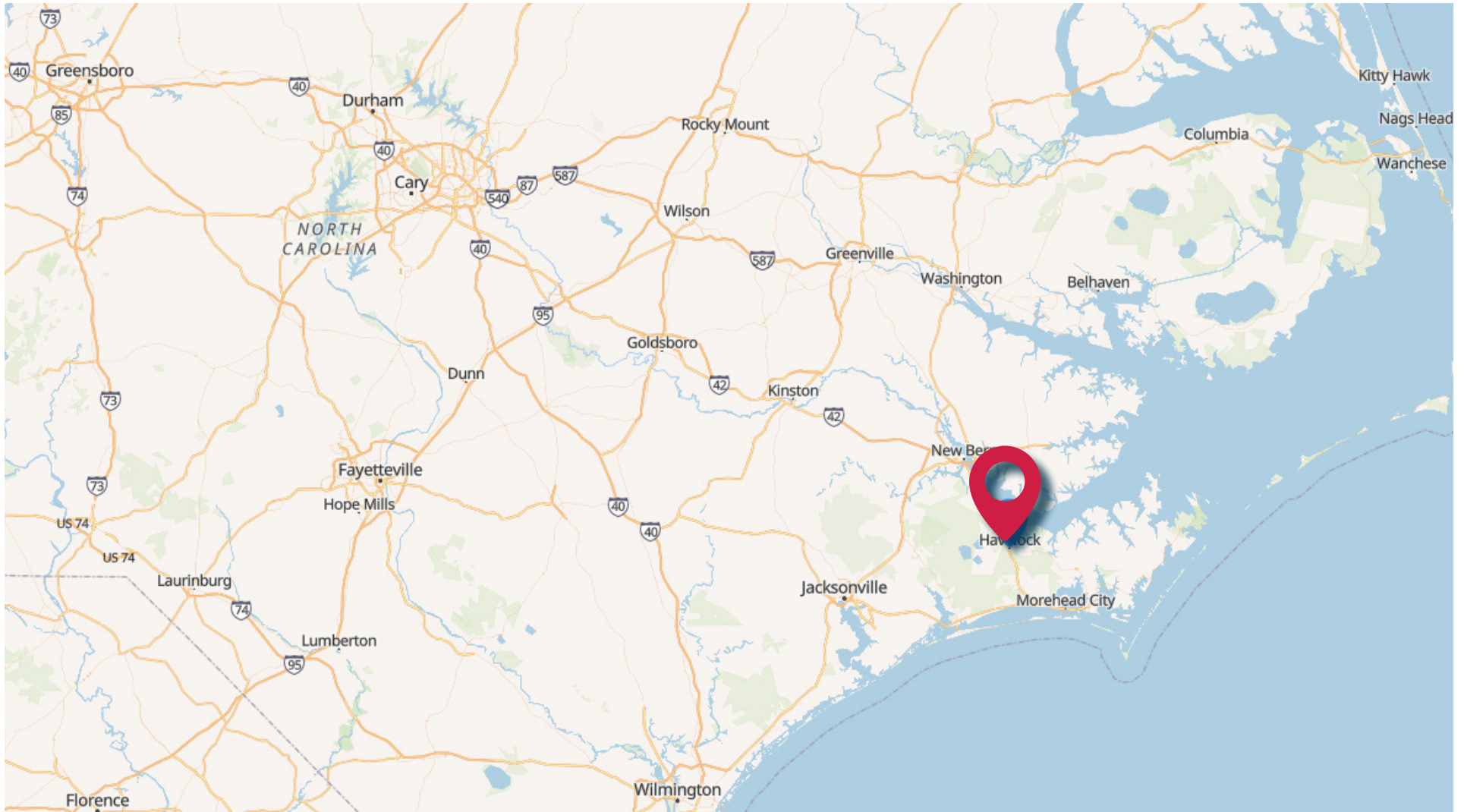
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