



**TMM Real Estate, LLC**

Real Estate Brokerage Services

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## Property Profile

### **Campbell Road Tracts James D Goldston No 3, LLC Craven County, NC**

**374 +/- Acres  
Price - \$450,000.00**

#### **Property Information:**

Assessed as: James D Goldston, Jr. #3 LLC  
1145 and 1175 Campbell Rd.  
Vanceboro, NC 28586

#### **Legal Information:**

PIN's: 1-056 -007 and 1-056 -008  
Deed: DB 3541, PG 1988  
MAP: PB D, PG 497, PB I, PG 133A  
Tax Value: \$390,983 estimated, \$74,700 PUV  
2020 Taxes: \$490.50

Large acreage, privacy, accessibility, excellent wildlife population and reasonable price will provide the new owner a clean slate to create his dream hunting property. Great population of bear, deer and the opportunity for duck impoundments. Timber was harvested in 2015 and the entire tract reforested with Loblolly pines.

#### **Directions:**

From US Hwy 70 and NC 43 intersection, take NC 43 north 7.6 miles, crossing Neuse River to first left on River Rd. Continue 1.2 miles to right onto Streets Ferry Rd. Travel 4.4 miles to left onto Piney Neck Rd. Travel 0.6 miles to first left onto Campbell Rd. Travel 1.7 miles to a fork, stay left and continue 0.4 miles past a log cabin to the property. Look for sign. There will be pink-glo flagging at the beginning of the property.

Showings by appointment only. A geo-referenced map is available to help with viewing the property.

#### **General Information**

Best Use: Timber/Hunting/Recreation  
Current Use: Timber/Recreation  
Topography: Level  
Access: Deeded easement for access, internal road system  
Zoning: Agriculture/Timber

#### **Listing Information**

This property is being marketed by:  
TMM Real Estate, LLC  
P. O. Box 97803  
Raleigh, NC 27624

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