


100519941 Land		00 Harvest Point Road , Elizabeth City, NC 27909 Listing Office: Mossy Oak Properties Land And Farms Realty			Active Current Price: \$1,750,000
		Sub-Type: Farm City Limits: No County: Pasquotank Location Type: Mainland Marketing City: Elizabeth City Subdivision: N/A Elementary School: Weeksville Elementary High School: Northeastern High School	HOA: No Zoning: A-1 Acres - Cleared: 100 Acres - Total: 170 Acres - Wooded: 70 Deed Restriction: No Lot SqFt: 7,405,200 Total Road Frontage: 635 Water Frontage: 8,250 Waterfront: Yes Waterview: Yes		
Bldgs on Property: None Current Use: Agricultural; Farm; Timber Environmental Hazard: No; Unknown Terms: Cash; Conventional Fuel Tank: None		Lot Description: Deeded Water Rights; Farm; Level; Partially Cleared; Water Depth 4+; Wooded Lot Water Features: Deeded Waterfront; Dock; Pier; Water Depth 4+ View Type: Creek/Stream; ICW View; River Frontage Type: Creek; ICW Front; River		Possession: At Closing; Crop Retention Road Type/Frontage: Maintained; Paved; Public (City/Cty/St) Soil Evaluation: Soil Evaluation - No Showing Instructions: Appt Required; Call Listing Agent; No Sign Topography: Cleared; Level; Wooded	
Cobra Zone: Deed Book: Deed Page: Deferred Taxes:	Yes 588 326 Yes	Federal Flood Ins Avlbl: Tax Identifier: PID: Plat Book:	Yes 8950 168702 8950 168702 & 371821 N/A	Plat Page: Total Real Estate Property Taxes: Special Assessments: Tax Assessed Value: Tax Year:	N/A 736.56 N/A \$546,000 2022
Marketing/Public Remarks: Beautiful +/- 170AC Riverfront residential development, recreational, or farm and timber property for sale on the Pasquotank River just South of Newbegun Creek with the Southern property line on Joyce's Creek in Weeksville, NC which is in Pasquotank County. 325' of road frontage on the paved portion of Harvest Point Road and an additional 310' of road frontage on the gravel portion of Harvest Point Road. Current A-1 zoning allows 10AC minimum lot sizes, but the adjacent 50AC property was just rezoned to R35A in November of 2024 which allows for 43,000 square foot minimum lot sizes making this a prime candidate for development if rezoned. 96.92 AC of FSA farmland currently leased to a farmer through harvest in 2025, approximately 70 acres of woods. 31.75 acres outside of the flood zone, 42.08AC in the X or 100 year flood zone where flood insurance is not required with a mortgage, and the remaining 96.17AC is in AE flood zone. Roughly 40 acres of the woods appear to be wetlands. Great hunting opportunity for deer, turkeys, ducks, doves, rabbit, squirrel, and the waters of the Pasquotank River are home to healthy populations of striped bass, flounder, red drum, speckled trout, largemouth bass, black drum, sheepshead, white perch, catfish and more. The woods have a very nice mix of pines, oaks, cypress and more with mature trees in the higher areas. Approximately 8250' of total water frontage and 1,400' of water frontage that is not in the flood zone. Roughly 7250' fronts the Pasquotank River and an additional 1000' fronts the very scenic Joyce's Creek. +/-90' pier in place near Northern property line. Farmer has rights to harvest crops. Corn and soybeans are historically the crop of choice. Buyers can subdivide into 10AC lots or can rezone to R35A for more density with 43,000 square foot minimum lot sizes. Sellers wish to retain small portion on South side of Harvest Point Road. Soil consists of a mixture of silt loams including Perquimans, Gertie, Yeopim, Chapanoke. Agent Remarks: Call Agent to set up an appointment. One of the Sellers lives at the entrance to the farm, vehicles may be prohibited when crops are in the field or path is wet. Legal: N/A Showing Instructions: See remarks Appointment Contact: Alex Rich Appt. Center Phone: 252-256-1279 Directions to Property: From Salem Church Road turn right on Harvest Point, make a right at stop sign to stay on Harvest Point and driveway on the left between metal building and single wide trailer leads to the property and the waterfront.					
Agreement Type: Owner: Broker Owner: Seller Rep.: Cumulative DOM: Days on Market: Expiration Date: Listing Price: List Price/Acre:	Exclusive Right To Sell Fentress H. Munden & Brenda S. Munden No Has owned the property for at least one year 5 5 05/31/2026 \$1,750,000 \$10,294.12	Effective Date: Listing Price: Original List Price: Prospect Exempt: Stipulation of Sale: EMD Trust Account:	07/18/2025 \$1,750,000 \$1,750,000 No Standard No	Status: Status Change Date:	Active 07/18/2025
Listing Member:	Name Alexander Rich 261159	Office Listing Office: Mossy Oak Properties Land And Farms Realty	Primary 252-256-1279	Other Office 844-480-5263	E-mail alexanderbrich@gmail.com Other Email

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