



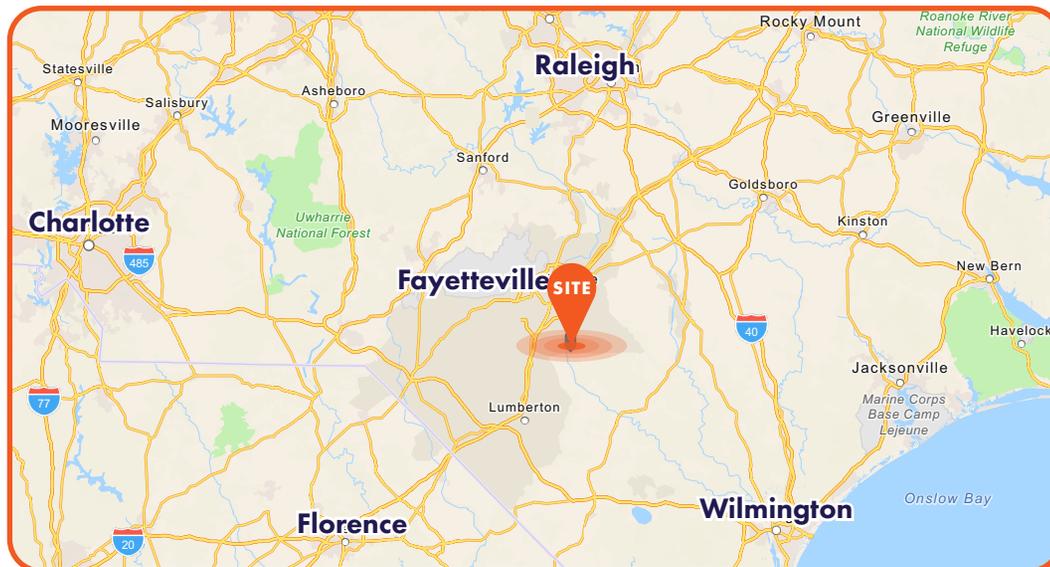
Cape Fear River

Matt Hair Rd

7408 MATT HAIR RD
Fayetteville, NC 28312

SALE INFORMATION

Acreage	±283 total acres	
Location	Fayetteville, NC Cumberland/Bladen Counties	
Zoning	AI & CD - Cumberland County RA - Bladen County	
Proposed Use:	Hunting	
Access	Matt Hair Road	
PIN Numbers:	0450412438 Cumberland County	0035900390591 Bladen County
Price	\$850,000 Owner financing available.	
Description	<p>This ±283-acre tract is a premier hunting property tailored for the serious sportsman. Boasting over 4,000 feet of frontage along the Cape Fear River, the land offers exceptional opportunities for duck hunting, fishing, and boating or kayaking. The diverse habitat supports strong populations of whitetail deer, wild turkey, and small game, making it an ideal multi-season hunting retreat. Tucked away in a quiet, rural setting, this property delivers the privacy, acreage, and natural features hunters look for in a true Eastern NC hunting tract.</p> <p>A portion of the property is farmed and produces income.</p>	

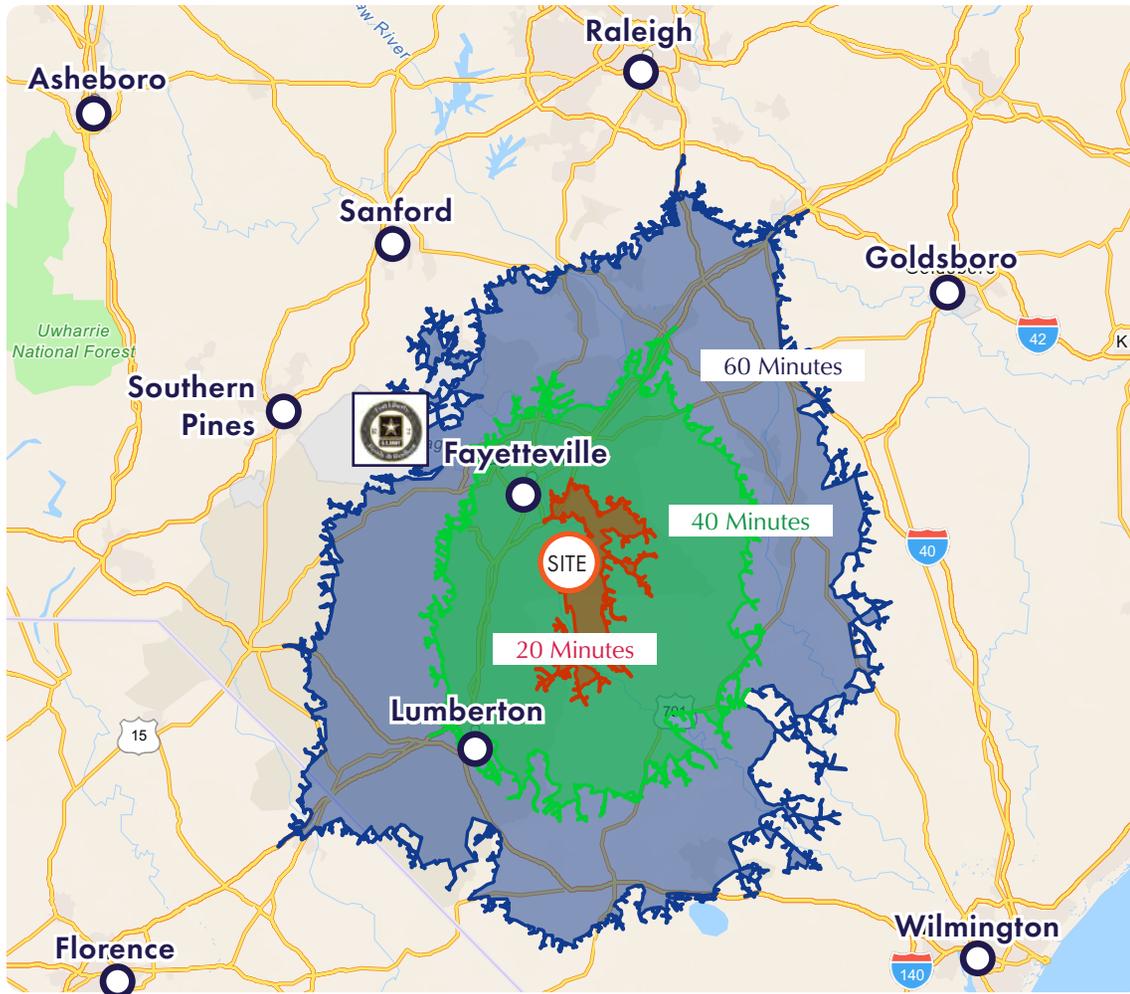


NEARBY ATTRACTIONS

- Cape Fear River
- Harrison Creek Gun Club
- Crosse Creek Rifle and Pistol Club
- Shady Acres Rodeo
- Cedar Creek Fish Farm

DISCLAIMER: No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.

Location Map



LINKS

- [NC Game Lands Map](#)
- [NC Fishing & Hunting Regulations](#)
- [Cumberland Co. Planning & Inspections](#)
- [Bladen Co. Planning](#)
- [Greater Sandhills Chamber of Commerce](#)
- [Property Location - Google Maps](#)

EASE OF ACCESS

Fort Liberty/Fort Bragg	47 minutes
I-95	18 minutes
Downtown Fayetteville	28 minutes
Downtown Raleigh	74 minutes

	20 min	40 min	60 min
Population	4,370	293,357	690,230
Average Household Income	\$93,381	\$92,177	\$88,905
Median Age	44.8	39.8	37.7

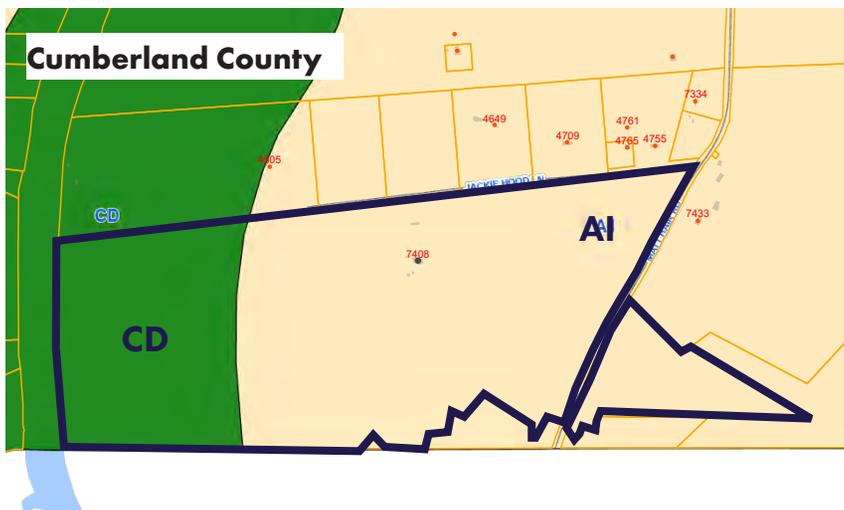
Property Photos



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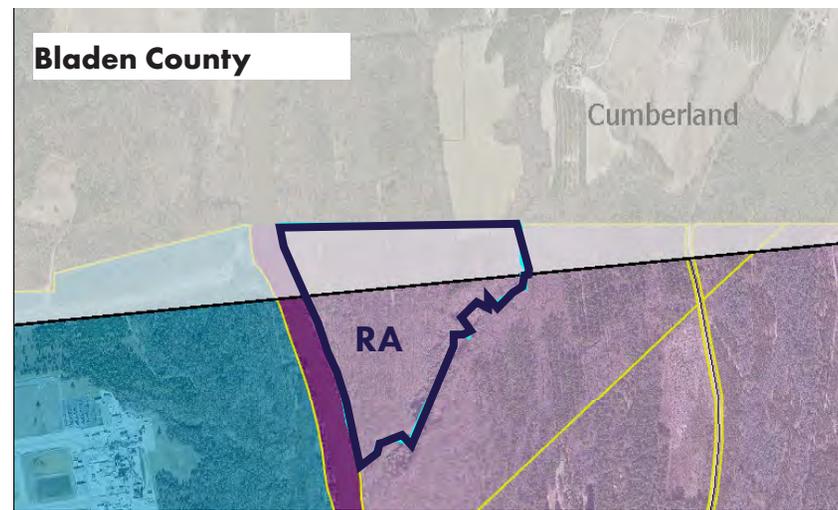
PHILIP MATTHEWS C: 919.669.5361 | O: 919.669.5361 | philipwmattthews@outlook.com

Zoning



CD Conservancy District. This district is designed to preserve and protect identifiable natural resources from urban encroachment. The general intent of the district is to provide open area uses for such resource areas that will continue to provide limited development potential while preserving existing conditions to the extent feasible. Areas to be zoned in this district shall be identifiable as swamp, marsh, flood land, poor or very severe soils areas or managed and unmanaged woodland on USGS (Geological Survey) maps, soil maps prepared by the USDA (Department of Agriculture) Soil Conservation Service or other appropriate sources and on file in the County Planning and Inspections Department.

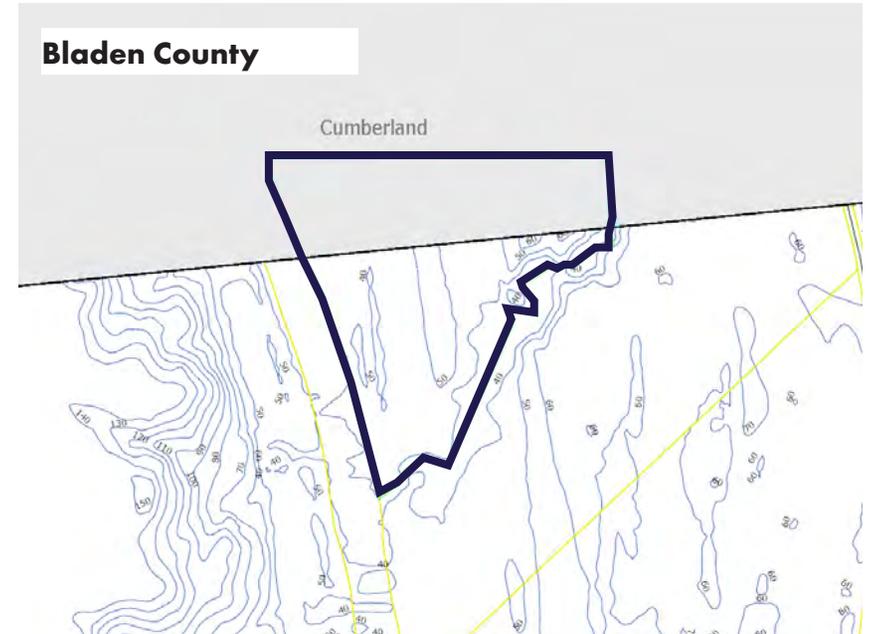
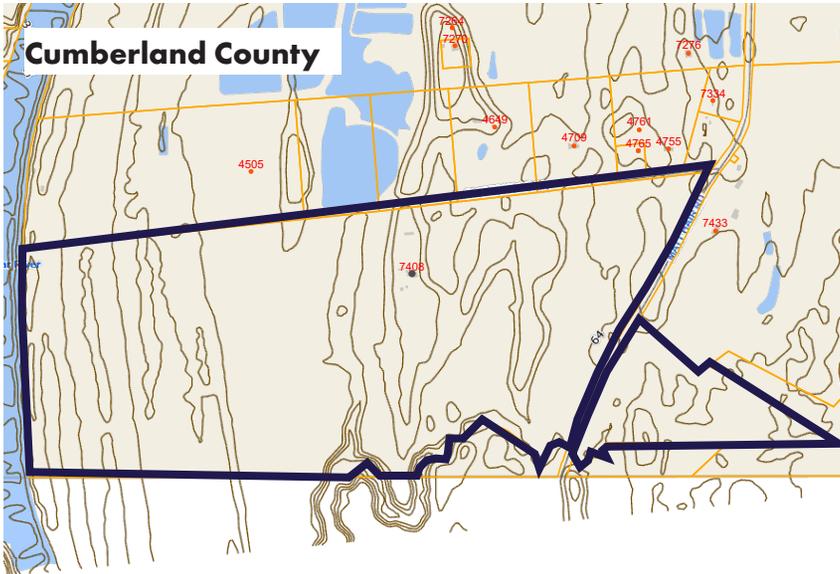
A1 Agricultural District. This district is designed to promote and protect agricultural lands, including woodland, within the County. The general intent of the district is to permit all agricultural uses to exist free from most private urban development except for large lot, single-family development. Some public and/or semi-public uses as well as a limited list of convenient commercial uses are permitted to ensure essential services for the residents.



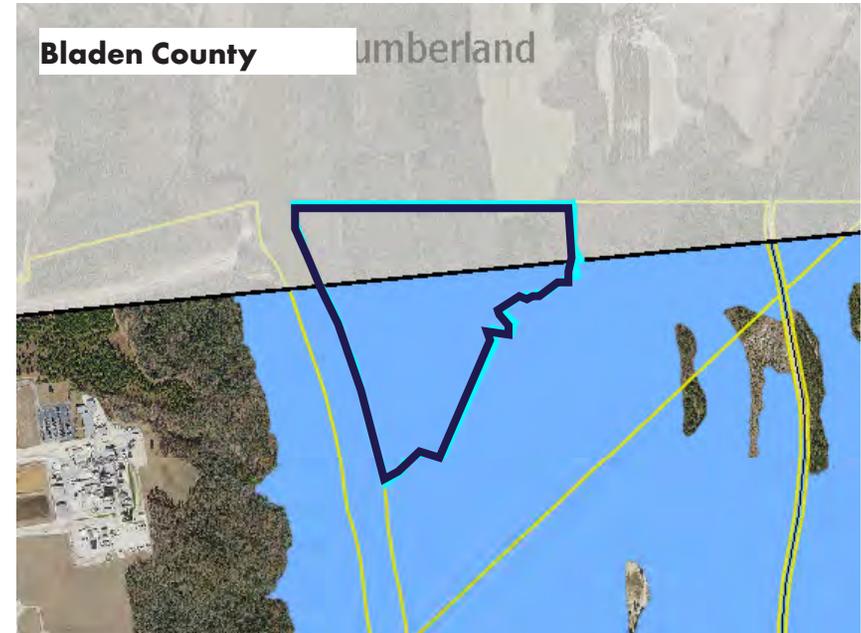
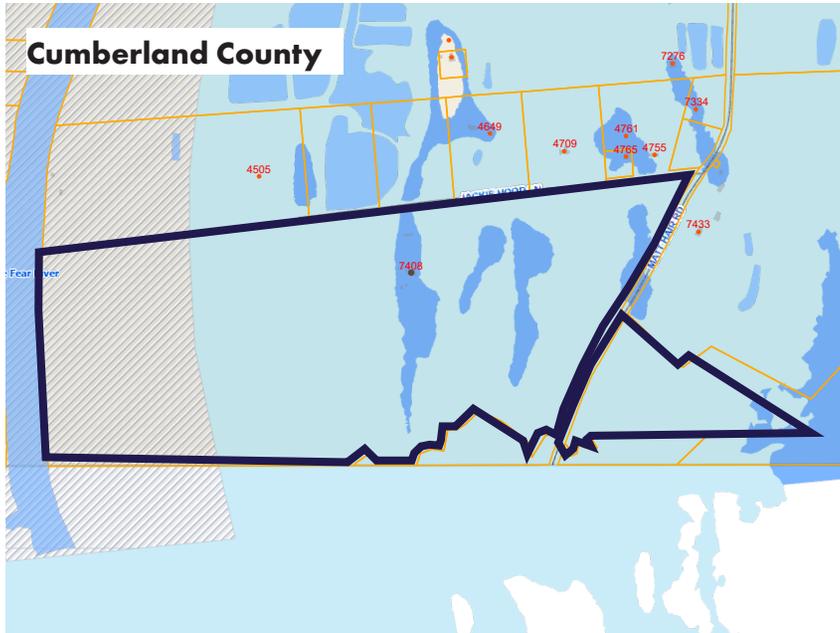
RA Residential and Agriculture District. The RA district provides an environment for residential use at densities that correspond with the available services and general farming operations as herein described. It is intended to be low density to protect the agricultural sections of the community from an increase of urban density development that would make the land less suitable for farms and to protect residential development that is primarily dependent on private wells and septic tanks to insure a safe and healthy living environment. In addition, some uses that are necessary in a rural environment, which are nonresidential in nature may be allowed with conditions or by special use.

This property is located along the Cape Fear River, across from the Chemours/DuPont Fayetteville Works facility, which has been the subject of regulatory action concerning PFAS compounds in groundwater and surface water. The property is not currently the subject of any environmental enforcement action. Prospective purchasers may wish to conduct independent environmental due diligence as part of their evaluation.

Topography



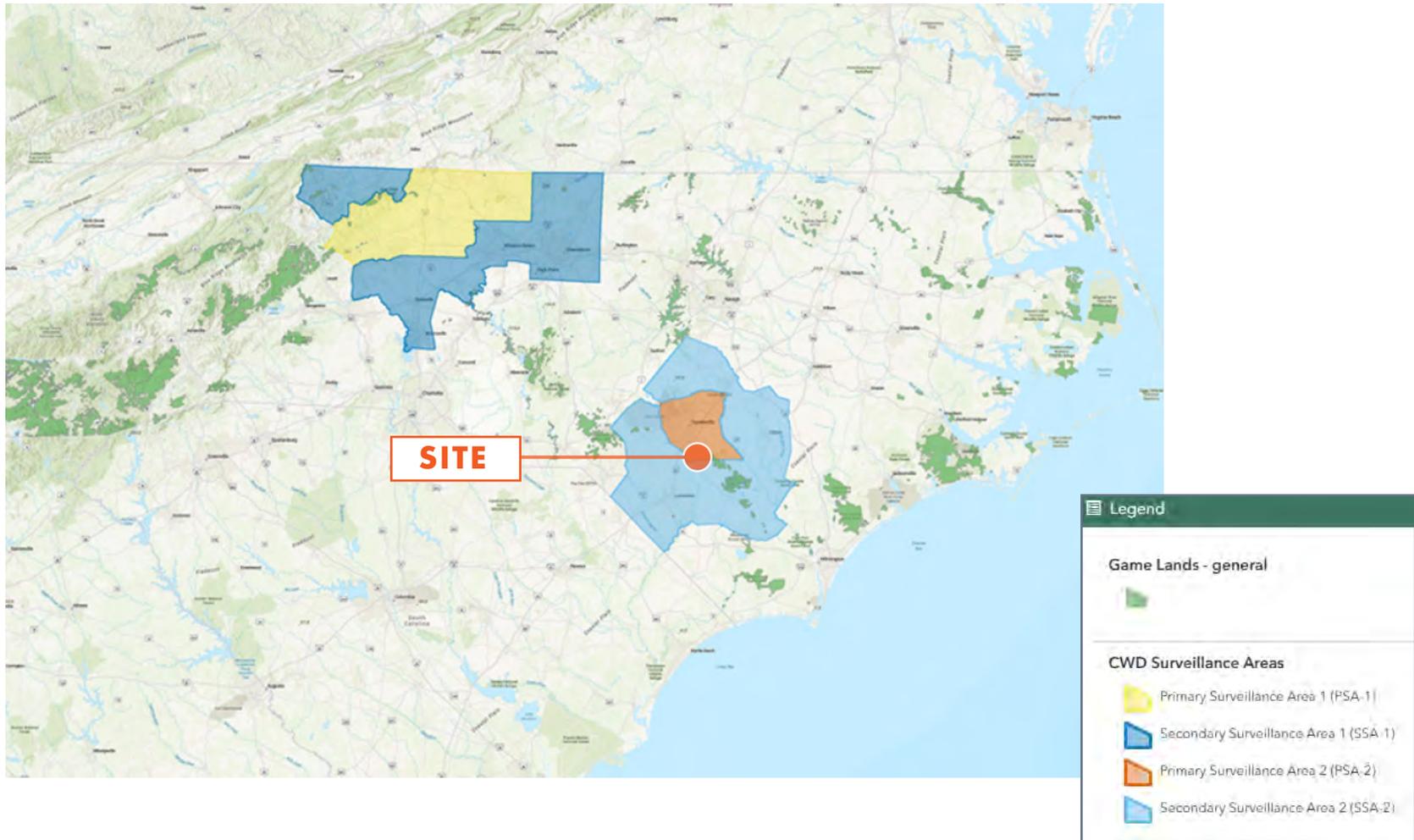
Flood Hazard Areas



- Addresses
- ▭ Parcels
- City Limits**
- ▭ Eastover
- ▭ Falcon
- ▭ Fayetteville
- ▭ Godwin
- ▭ Hope Mills
- ▭ Linden
- ▭ Spring Lake
- ▭ Stedman
- ▭ Wade
- Streets
- ▭ Lakes, Ponds
- ▭ 500 Year Flood
- ▭ 100 Year Flood Area
- ▭ Floodway

- FEMA Floodplain**
- ▭ 0.2 PCT ANNUAL CHANCE FLOOD
 - ▭ HAZARD
 - ▭ A
 - ▭ AE
 - ▭ AE, FLOODWAY

NC Game Land Map





Will Boyle
Vice President,
Investment Sales

Will Boyle focuses on investment sales and strategic real estate opportunities across North Carolina.

His background includes experience with value-add and complex transactions, including assets undergoing repositioning or recapitalization.



Philip Matthews
Director, Land
Development Sales

With over 35 years of experience, Philip specializes in finding, buying and selling development land and finished building lots for clients across the Triangle and Coastal areas.

He began his career along the coast, working in the Wilmington area for nearly a decade before moving to Raleigh in 1995.

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