



## Mallard Roost Waterfront Lot



**Location: Pender County**

**Lot 14 Ruddy Duck Lane, Burgaw NC, 28425 34.658337 -77.906631**

**From the intersection of Highway 117 and Crooms Bridge Road between Wallace and Burgaw, take Crooms Bridge Road for .83 miles to Mallard Roost Lane. Turn left on Mallard Roost Drive and drive 1.29 miles to Ruddy Duck Lane. Turn right on Ruddy Duck Lane and the property is immediately on the left.**

**Distances: Wilmington – 34 Miles Wallace – 10 Miles Burgaw – 8 Miles**

**Acreage: .473 +/- Cleared: 0 +/- Wooded: .4 +/- Water Front: 100 +/- Road Front: 120 +/-**

**Parcel Number: 3323-82-8432-0000**

**Zoning: RA**

**Possible Uses: Home Site, Vacation Cabin**

**Wildlife: Deer, Turkey, Small Game, Freshwater Fish**

**Timber: Loblolly pine and hardwood.**

**Description: Located at the intersection of Mallard Roost Drive and Ruddy Duck Lane between Wallace and Burgaw in Pender County North Carolina, this beautiful waterfront lot is a perfect place for a vacation cabin on the Northeast Cape Fear River. This is a very secluded and quiet area that offers great fishing for bass, pan fish, and catfish. Electric has been installed on the lot.**

**For more information on this property or other premier properties in North Carolina and South Carolina, give me a call at (910) 617-4326, e-mail me at [mianier@mossyoakproperties.com](mailto:mianier@mossyoakproperties.com), or visit my web site at [www.moprockcreekland.com](http://www.moprockcreekland.com).**

**Offering Price: \$ 25,000**