



## Hodge Mill Branch Road Estate



**Location: Robeson County, North Carolina**  
**1170 Mill Branch Road, Fairmont, NC 28340**

**From Fairmont, NC, go 4.75 miles south on NC 41 to intersection of Mill Branch Road and NC 41. Turn right on Mill Branch Road and go 1.9 miles. The property will be on your left. 34.443352 -79.145295**

**Acreage: 187.24 +/- Pasture: 50 +/- Wooded: 76 +/- Lake: 23 +/- Road Front: 1,645 +/-**

**Parcel Number: 925551011900**

- 2,200 square-foot house - Built in 1988**
- Beautiful 2-story, 3 bedroom/2.5 bathroom country home on a private 23 acre lake**
- Access road is 1 mile long and circles the lake for great privacy for your country home**
- Farm offers 50 acres of 5 strand fenced Coastal Bermuda hay, perfect for raising cattle or selling hay**
- 5 additional irrigation ponds offer water supply for cattle, horses, or separate fish farms**
- Almost 80 acres of woods offer home to many types of wildlife and can be used as your personal wildlife watch station or excellent hunting in your own back yard**
- Property offers fishing for bass, brim, perch, crappie and several breeds of catfish**
- Wildlife includes deer, turkey, ducks, geese, the occasional winter swan, other small game, osprey, Cattle Egrets, Great Blue Herron, Great Egrets, and even a bald eagle frequents the property**

**Great Location:**

- Located just 5 miles outside of Fairmont**
- Only 25 minutes from Lumberton**

**House offers the following:**

- walk-in closets
- loft storage
- kitchen farm sink
- granite counter-tops
- authentic tile back splash
- all new appliances
- carpet floors
- linoleum
- natural woodwork and handcrafted cabinets
- large red-brick working fireplace with easy access woodbox

**Other benefits of this home:**

- new roof
- new heating and air unit both downstairs and upstairs
- new duct work
- weatherized crawlspace
- 80 gallon hot water heater
- newly installed 182 foot well which yields 80 gallons a minute
- front screened porch
- 2-car garage with insulated hurricane rated garage door
- 2 stone patios with a great view of the lake
- handicap accessible deck on front and back

**Around the Farm offers:**

- 40 foot by 40 foot pole barn
- 100 foot by 50 foot concrete slab includes the following:
  - 75 foot by 50 foot covered metal Mitchell building
  - 25'x50' enclosed, insulated metal shop with a 9 foot roll up garage door and a metal personal door
  - Within shop there is a 15 ft by 25 ft loft that supplies storage
  - Electrical grid supplies standard 110-current and 220-current access for heavy welding

**Advantages:** This is a once in a lifetime opportunity to have a country home and farm with waterfront view!

For more information on this or other properties in Robeson County, North Carolina, contact Bud Cook at (910) 640-8784, [budcook@mossyoakproperties.com](mailto:budcook@mossyoakproperties.com), or visit [www.moplandandtree.com](http://www.moplandandtree.com).

**Offering Price: \$745,900**