

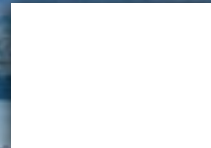
HOG ISLAND PLANTATION

950.82 ACRES | CRAVEN COUNTY, NORTH CAROLINA

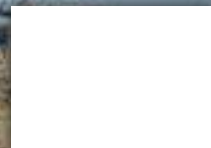



HAYDEN
OUTDOORS
REAL ESTATE





OVERVIEW



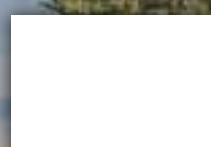
LAND



IMPROVEMENTS



RECREATION



REGION



HISTORY



LOCATION



MAP

OVERVIEW





WELCOME TO HOG ISLAND PLANTATION



QUICK FACTS

950.82 Acres

Hunting

Plantation

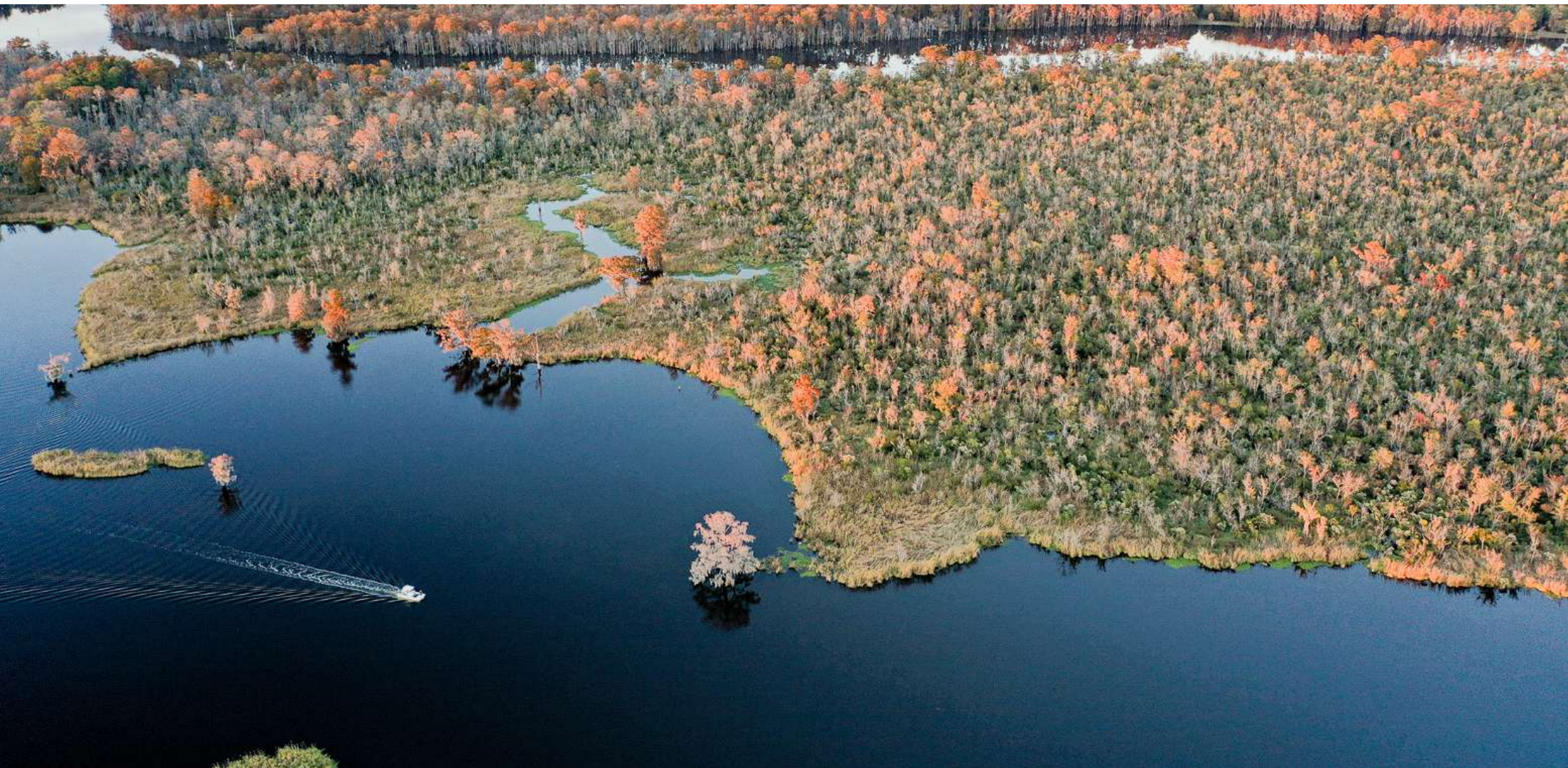
Recreational

Residential

Waterfront

Hayden Outdoors proudly presents one of the most unique offerings in the coastal region of eastern North Carolina! Hog Island Plantation, a 950+ acre private island, is a recreational haven in New Bern, NC. This property has a rich history for the area and includes a turn key, off-grid residence with opportunities to hunt multiple species of game including ducks, deer, turkeys, bears and fishing year round. Schedule your qualified tour today!

LAND





This 950 +/- acre parcel, known as Hog Island, dates back to the late 1700s when it was a land grant from the King of England! It has a rich history of many uses, including being a part of the first ferry system in North Carolina. It was a haven for moonshiners and has a documented history of being a working farm as well as claims of being home to giant alligators and water moccasins.

Today, this property is an amazing display of what nature has intended in this part of the state. It is home to multiple species of game that travel unwary of any human pressure. Bears, deer, and turkeys have been seen on this property, as well as its rich history of duck hunting in the hidden waters between Hog Island and Blaire's Island on the south side. Because this parcel is so unique, the current owners enrolled it into a conservation easement program with Ducks Unlimited® to maintain its magnificent beauty and to be great stewards of the land.

The easement allows for some flexibility in the new construction of additional dwellings and the placement on the island. According to the owners interpretation, there are approximately 31 acres on the Island that are not in the easement and allow for over 6000 additional square feet of buildings and up to 6 docks can be constructed per the agreement. Copies of the easement for review can be provided to qualified buyers.

The island is a fantastic display of coastal Carolina flora and fauna. Its minimal elevation change may peak 30 +/- feet above sea level. The high ground on the island is littered with large pine trees and scattered hardwoods. The intermittent marshland in between the high spots is dominated by huge cypress and gum trees, with marshland grasses dominating the outer fringes of the barriers. The tour around the island offers a stunning view of these giant trees and impressive grasses.

IMPROVEMENTS





The improvements on this property are remarkable! Situated between the banks of the Neuse River is a residence constructed in 1998. The home features a grand screened porch overlooking the private boat dock on the Neuse River, which is a perfect place to watch the fish jump and enjoy the serenity of the peaceful setting. Once inside this remarkable home, the walls and ceilings are finished with rare white juniper in an open floor plan format. This home includes multiple bedrooms and all the amenities of a modern dwelling, including a refrigerator, oven, gas range, gas-on-demand water heater, satellite TV, and a wood-burning stove for heat.

The strategic placement of this home allows the flow from the predominant wind through the house for most of the year. This home is truly an off-grid dwelling and includes a 5 kW solar panel system equipped with recently updated lithium batteries and a powerful inverter to keep power in the house.

A permitted well provides water to the house and the outbuilding. The property also includes a large shed that houses the side-by-side and a covered area for the tractor.

RECREATION





The current owners have enjoyed this property for its magnificent draw for family, friends, and, of course, the wildlife. They have hunted and harvested many deer, ducks, and turkeys over the years. Enjoying special moments with family, such as a first deer harvest, learning to operate equipment, and learning about the woods and nature in a private and serene setting, all within 10 minutes of a boat landing.

This property has the perfect combination of access to remote and untouched areas that provide excellent opportunities to bag your own trophy. The island has many high ground areas that are great opportunities to further develop for enhanced chances to see and harvest trophy game.



There is a very accessible plot called “Turkey Ridge,” where there is a permanent deer stand and room to cultivate a huge food plot.

For many years, the team has established duck blinds on the southern point of Blair’s Island and have had great success! This point is at the end of some fairly secluded waters that are a haven for many species of ducks in the winter.

This property is an oasis of opportunity for a group that may want to establish additional areas to hunt. There are multiple places throughout the island where additional food plots and stands could be placed. It is a true wilderness to be explored and appreciated.

REGION & CLIMATE



Hog Island is located in the great town of New Bern, NC, at the confluence of the Neuse and the Trent rivers near the headwaters of Pamlico Sound on the coast of NC. New Bern was settled in 1710 by the Swiss. It is the second oldest city in the state after Bath, NC. It served as the capital of NC from 1770 to 1792 and became known as the “Athens of The South” with the development of its rich cultural life after the American Revolution.

New Bern thrived from its trade routes to the Caribbean and New England in the late 1800s. In addition, New Bern became one of the largest lumber centers in all the South.

Since those times, New Bern has experienced dramatic population growth but remains a small, energetic, and quaint town. The last census from 2020 shows a population of over 30,000.

The area lies in the Atlantic coastal plain and experiences a typically humid subtropical climate. Summers are hot and humid, with frequent afternoon thunderstorms bringing a yearly precipitation average of 53 inches. On average, the winters are milder and drier than the remainder of the year, with infrequent snowfall.

▶ FEATURES

ATV/Off Road

Beach Access

Boat Slip

Boating/Sailing/Rafting

Canal

Conservation Easement

Dock/Pier

Fishing

Food Plots

Hiking/Climbing

House/Cabin

Hunting

Off Grid Power

Outbuilding/Barn/Shed/Shop

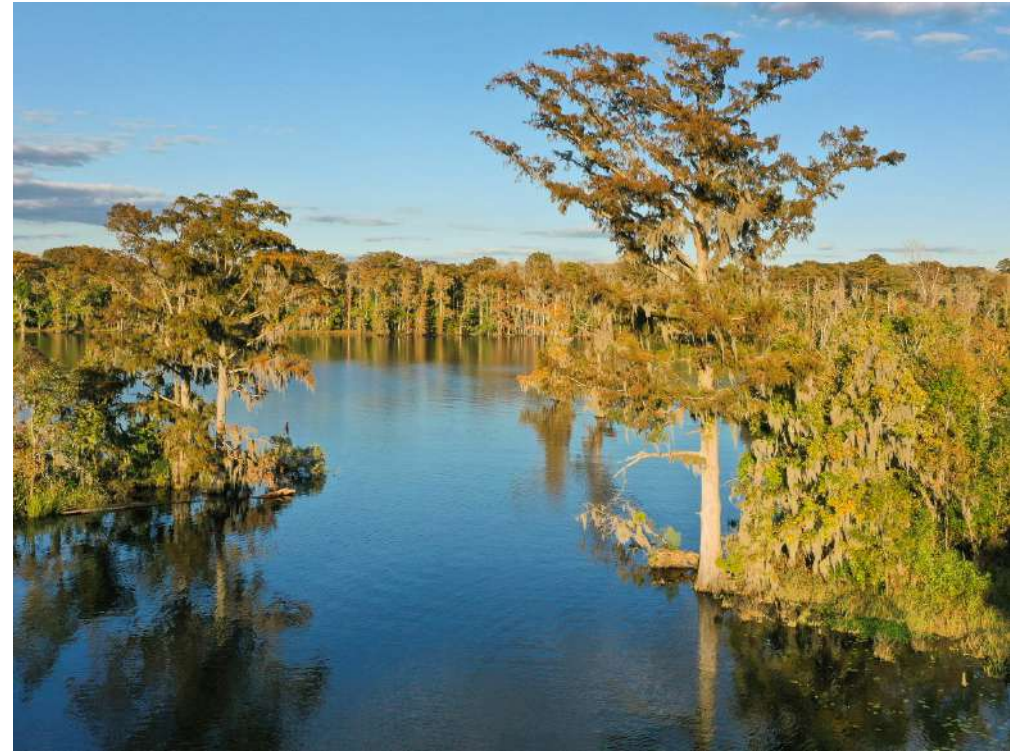
Stream/River

Water Access

Water View

Waterfront

Wooded



HISTORY





Hog Island has a profound history in the region. The island has been a part of many regional firsts and an integral part of the region's history. It was part of the first ferry system in eastern NC. One can still see the pylons under the water on old maps and aerial photos. The owners described what was known as a ferry boat depot building that once stood on the Neuse river side of the island. There are also old newspaper articles that describe the large alligator population on the island. The articles describe loud bellows at night that were a nuisance to the city dwellers and plans to reduce the numbers of alligators with an open hunting season.

I have another article that speaks of a water moccasin that was taken from the shores of the island with a catfish 14 inches long and four and half inches wide in the snake's stomach.

One of the best depictions of the island is the article by Lela Barrow "Trip To Hog Island" and visiting the Brewer family. It mentions the Big 2 story farmhouse with nice barns, stock houses: horses, mules, cattle, hogs, chickens. It describes big gardens and multiple groves on the farm. This description best suits this offering and how an owner would feel being so secluded, but close to town.



LOCATION



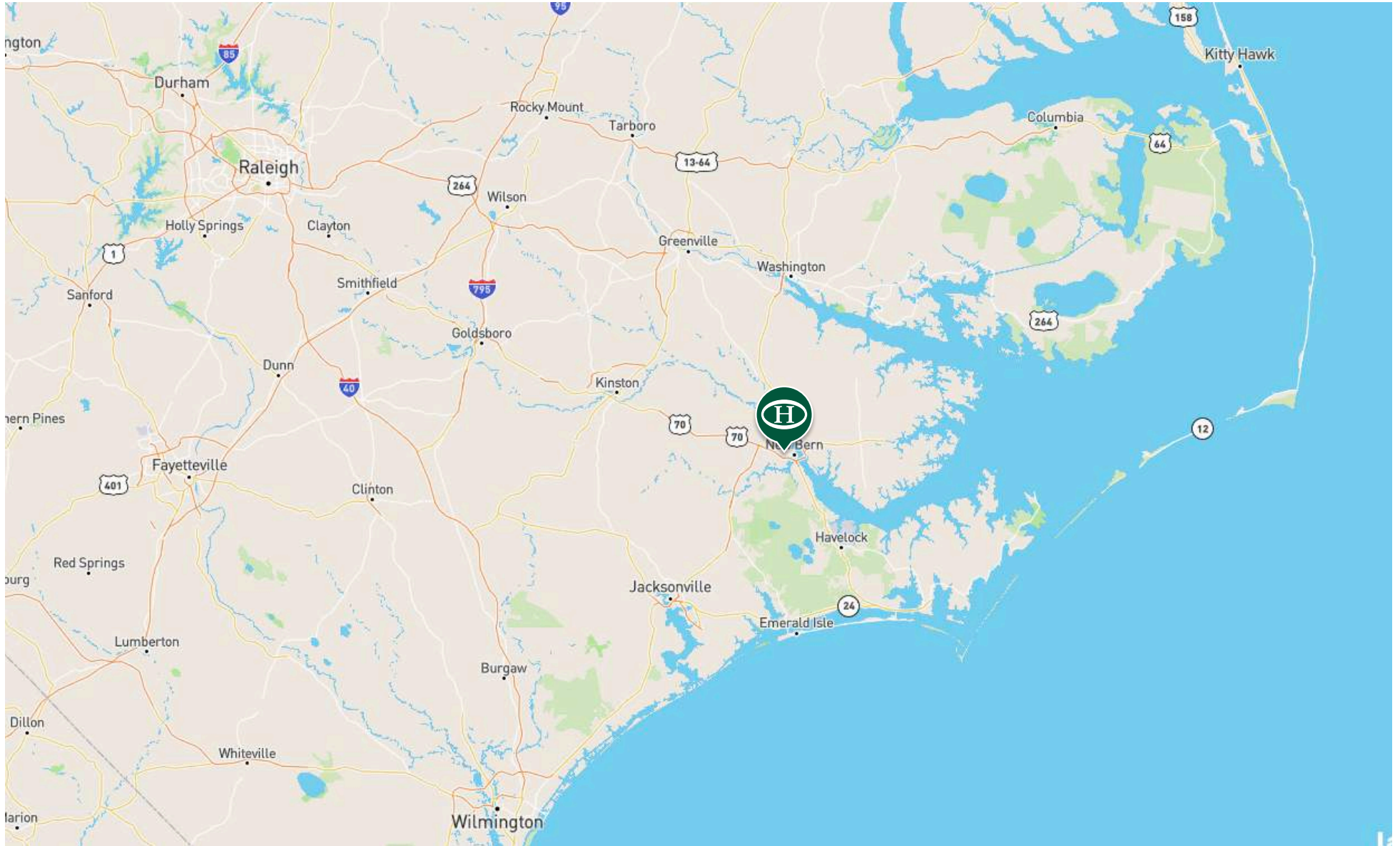


Hog Island Plantation is located only 18 minutes via boat from the Union Point Boat Ramp in New Bern, NC. This Island can also be accessed by a small boat, weather permitting, SeaPlane or Helicopter with ease. The Island is situated between the banks of the Neuse river right about the point where the river widens.

New Bern, NC is the birthplace of Pepsi and has a thriving downtown with numerous dining opportunities within a 10 minute walk from the Union Point Boat Ramp.

The closest airport is Coastal Carolina Regional Airport; it is only 3 miles from the central business district of New Bern. Raleigh Durham (RDU) is an international airport and is a 2hr drive to the NW.

MAPPING





HOG ISLAND PLANTATION

TOTAL ACRES: 950.82

ZONING: AG

ELEVATION: 30

TOPOGRAPHY: Flat

VEGETATION: Wooded

WATER RIGHTS: Yes

SOURCE OF LOT SIZE: Assessor/Tax Data



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