



## Hardesty Loop Land

Newport, North Carolina 28570

### Property Description

The tract totals 124 + acres and 2000 feet are waterfront on deep water! There is an additional 6000 feet of partially navigable creek frontage. The property has 800 + feet of road frontage on Hardesty Loop Road and on Hardesty Farm Road. The project is located approximately 10 miles northwest of downtown Beaufort, NC and is approximately 11 miles southeast of Havelock, NC. The subject property is 8 miles from a shopping center and 9 miles from an elementary, middle and high school. Although the property is 12 minutes by car from downtown Beaufort, it's only 10 minutes by boat.

### Project History

North Carolina coastal property values have accelerated dramatically, increasing in value several fold over the last several years. In fact, according to the North Carolina Realtor Association, Carteret County had the largest increase in property values in North Carolina in 2005.

## For Sale: \$2,950,000



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# PROPERTY HIGHLIGHTS

## AREA DESCRIPTION

Beaufort, North Carolina is one of the most enchanting towns on the eastern seaboard. Most of the homes in the historic district were built in the 1700's and the town, in many ways, resembles Charleston. Directly across from the historic district is Carrot Island, a deserted island home to wild ponies. Between Beaufort and Carrot Island is a natural harbor filled with tall sailing ships from around the world. In addition, Beaufort has many quaint old bed and breakfast inns and some of the best restaurants in the state of North Carolina. Fishing and scuba diving are excellent in the famous "Grave Yard of the Atlantic", home to around 3600 known shipwrecks. The water is warm and clear most of the year, thanks to the proximity of the Gulf Stream located a few miles off shore. Beaufort was one of the most important towns for the blockade-runners during the Civil War and a Civil War era fort is located nearby. All of these factors have made Beaufort not only a tourist Mecca, but the temperate weather year round has made Beaufort an increasingly popular spot for retirement.

Havelock North Carolina is home to Cherry Point Marine Air Base, which is the main base for U.S. Marine Harrier Jet Fighters. The Military base closings around the country have caused an economic boom to the town of Havelock. There is a severe shortage of housing in the area (particularly entry level housing) and personnel are commuting from as far as an hour away. The military recently announced several squadrons of F18 Hornet fighters are being transferred to Cherry Point.

## PROPERTY MAP

