



# CATCHMARK IV

## MOORE COUNTY, NC

426.3 +/- ACRES  
\$3,410,000



### PROPERTY DESCRIPTION

A spectacular property located just minutes outside of Carthage, the Catchmark Offering presents an exceptional opportunity for a wide range of buyers. The Catchmark Offering is being marketed as four separate purchase opportunities. As a whole, the offering consists of approximately 707.5 total acres. The seller will consider all offers on this listing, with serious consideration given to offers submitted on the property as a whole.

Located along the southern side of Old River Road, Catchmark IV consists of approximately 426.3 acres with over one mile of road frontage, offering exceptional accessibility and multiple options for future use.

Conveniently situated only minutes from the Sheetz, Bojangles, and Hardee's at the intersection of NC Highway 24/27 and US Highway 15-501 in Carthage, this property offers an excellent combination of accessibility, convenience, country feel, and development potential.

Whether you are searching for a hunting retreat, a private rural homesite or farm, or land with development potential, Catchmark IV offers a unique opportunity only 20 minutes from Sanford and Southern Pines, and less than an hour from Raleigh.

The property also represents an exceptional timberland investment opportunity. The entirety of Catchmark IV consists of well-managed loblolly pine plantations ranging in age from approximately 4 to 31 years old, with substantial acreage and timber value concentrated in the 25- to 30-year age class. These mature pine stands contribute significant current value while also providing the future owner an opportunity to recapture a portion of their investment through a timber harvest after closing. In addition to the investment potential, the existing timber enhances the overall aesthetics, privacy, and wildlife habitat throughout the property.

The property is currently enrolled in the Moore County Present-Use Value program for forestry, which provides a reduction in property taxes. The buyer shall assume responsibility for any deferred or rollback taxes if the property becomes ineligible for the program following the transfer of title.

### PROPERTY FEATURES:

- Road Frontage
- Timber Investment
- Development Potential
- Secluded Setting With Accessibility

### DIRECTIONS:

Place the following GPS coordinates into your mobile navigation app: 35.3815484, -79.3652409

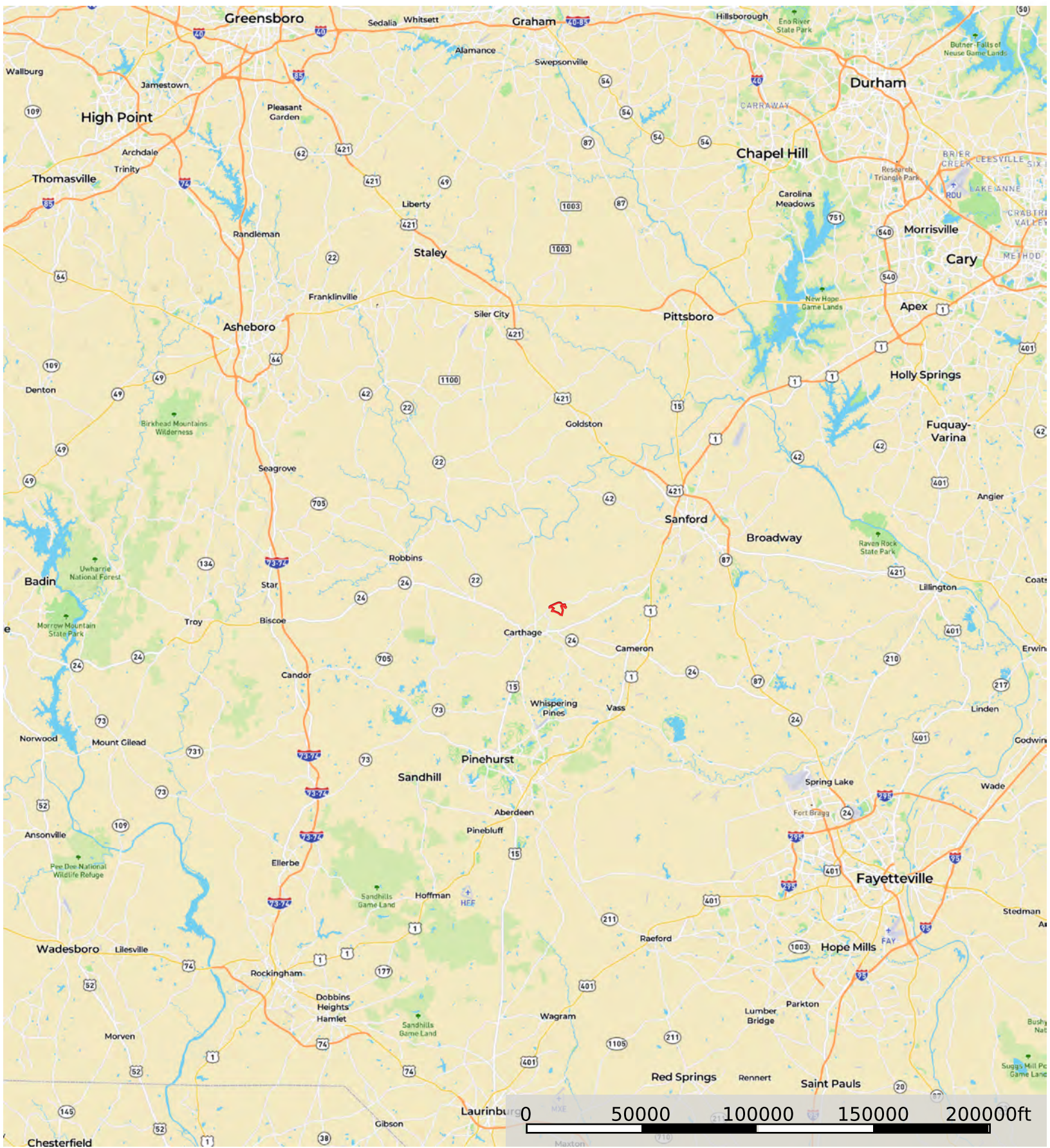
### CONTACT

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# Catchmark IV

Moore County, North Carolina, 426.3 AC +/-



Boundary


**Disclaimer:** All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.

Todd Crosby  
P: 8437825700

Crosbylandco.com

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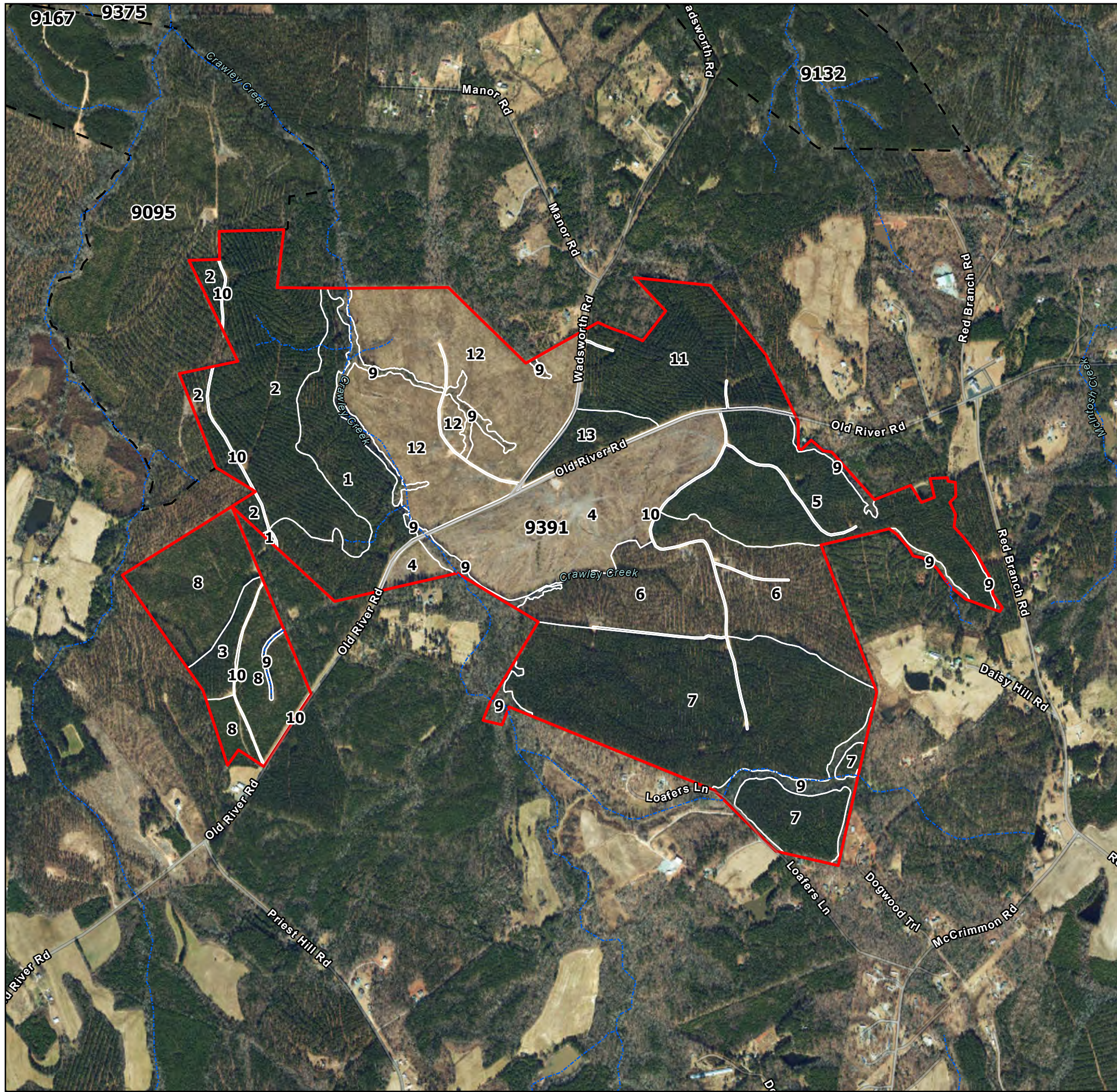
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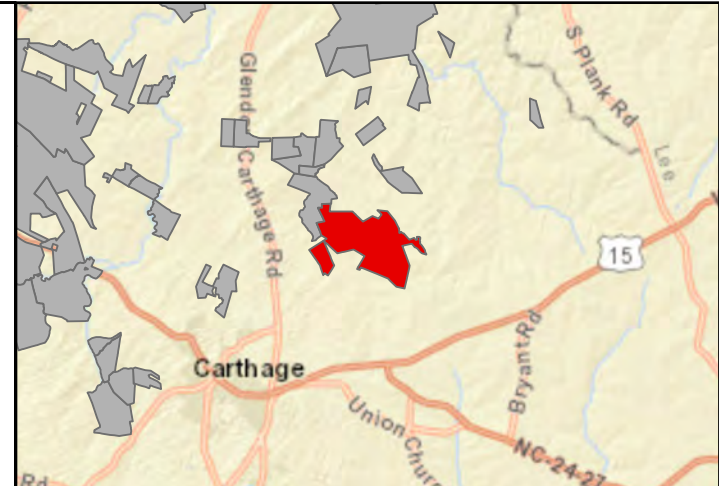
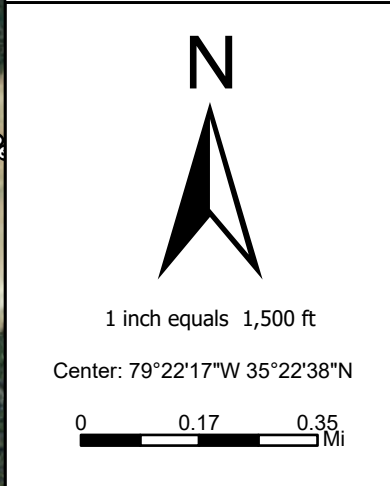


**Block: 9391**

Moore, NC - 856.27 Ac

StandNum	TimberType	Species	Planted	Acres
1	Plantation	Loblolly Pine	1989	50.98
2	Fertilized Thinned Thinned Plantation	Loblolly Pine	1997	94.18
3	Thinned Plantation	Loblolly Pine	1989	9.58
4	Plantation	Loblolly Pine	2022	83.85
5	Thinned Plantation	Loblolly Pine	1995	74.14
6	Fertilized Thinned Plantation	Loblolly Pine	2001	88.93
7	Thinned Plantation	Loblolly Pine	1996	153.36
8	Plantation	Loblolly Pine	2016	65.42
9	Streamside Mgt Zone	None	1950	35.16
10	Non-Forest	Road	0	13.79
11	Thinned Thinned Plantation	Loblolly Pine	1998	61.29
12	Plantation	Loblolly Pine	2020	112.88
13	Thinned Thinned Plantation	Loblolly Pine	1989	12.7

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