



HUNTLEY TRACT

ANSON COUNTY, NC

330 +/- ACRES

\$1,518,000



PROPERTY DESCRIPTION

The Huntley Tract is a remarkable 330-acre timberland investment and recreational property nestled in the heart of southwestern Anson County, North Carolina. Conveniently located just a short drive from Charlotte, Wadesboro, and Rockingham, this expansive tract offers the perfect balance of long-term investment potential and year-round outdoor enjoyment.

With approximately 212± acres of marketable timber, the Huntley Tract represents substantial immediate timber value for the discerning investor. A detailed timber-type map is available to illustrate the property's diverse forest composition, further highlighting its short-term and long-term income-generating potential. Beyond its investment appeal, the property features a well-maintained internal road network, enhancing accessibility throughout. The scenic Bell Creek and bottomland hardwood corridor run through the landscape, creating ideal conditions for wildlife habitat, hunting, and quiet recreation. Whether your interest lies in timber returns, conservation, or outdoor pursuits, the Huntley Tract offers a versatile canvas for your vision.

This land has been sustainably managed for decades as a working tree farm and is currently enrolled in Anson County's Present-Use Value forestry program, which significantly reduces property taxes.

Showings are available by appointment only. Please contact the listing agent to schedule a tour of this exceptional property.

PROPERTY FEATURES:

- Large Creek
- Trails & Roads
- Marketable Timber
- Property Tax Deferral
- Sustainable Timber Investment

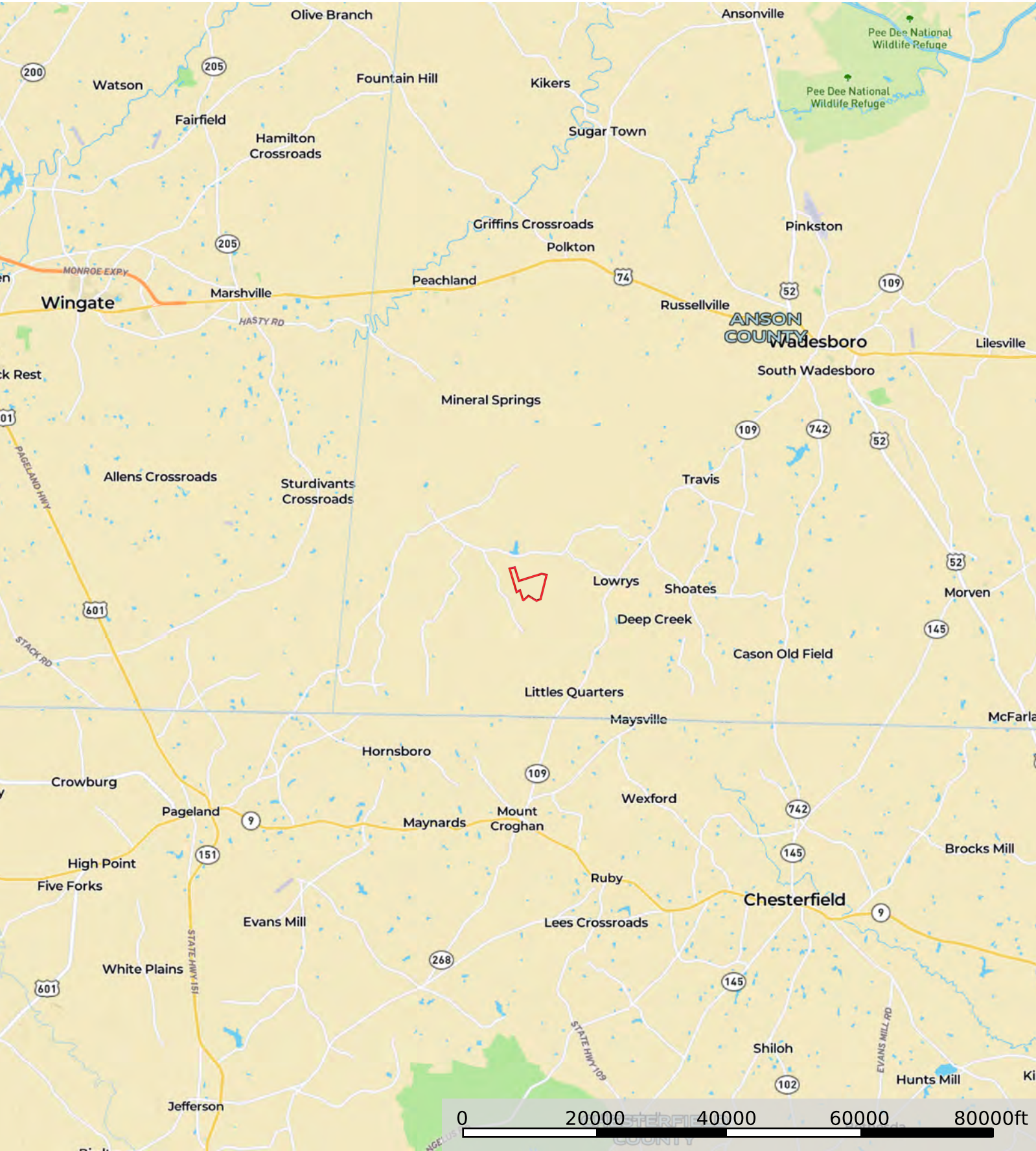
DIRECTIONS:

From Wadesboro, take NC Highway 109 south approximately 9.7 miles to Little Huntley Road. Turn right on Little Huntley Road and entrance to the property is located 2.5 miles on right. You can also copy and paste the following coordinates into your mobile navigation application on your phone: 36.2419882, -79.3365993.

CONTACT

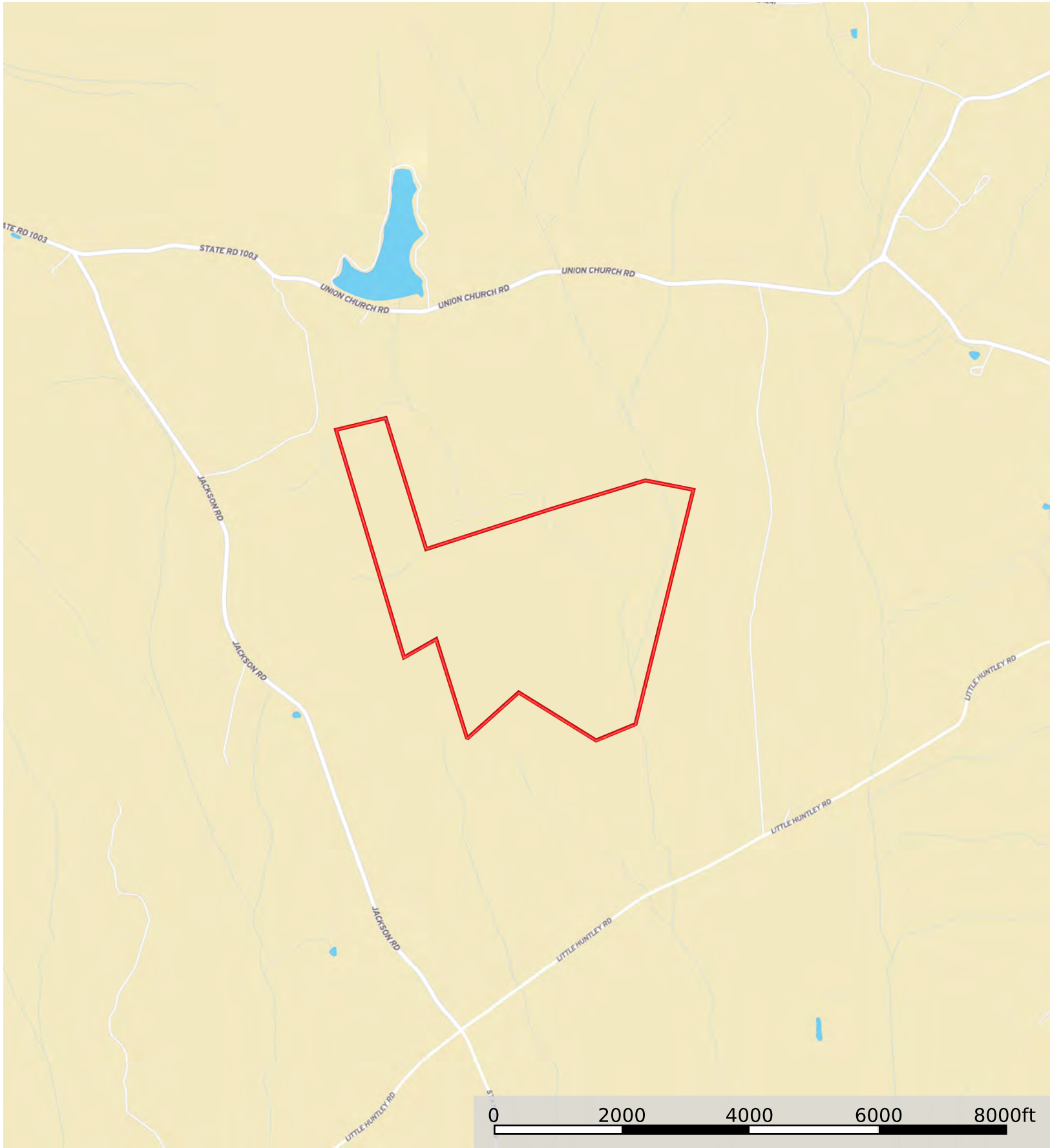
Philip Mead, NCRF
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www.CrosbyLandCo.com



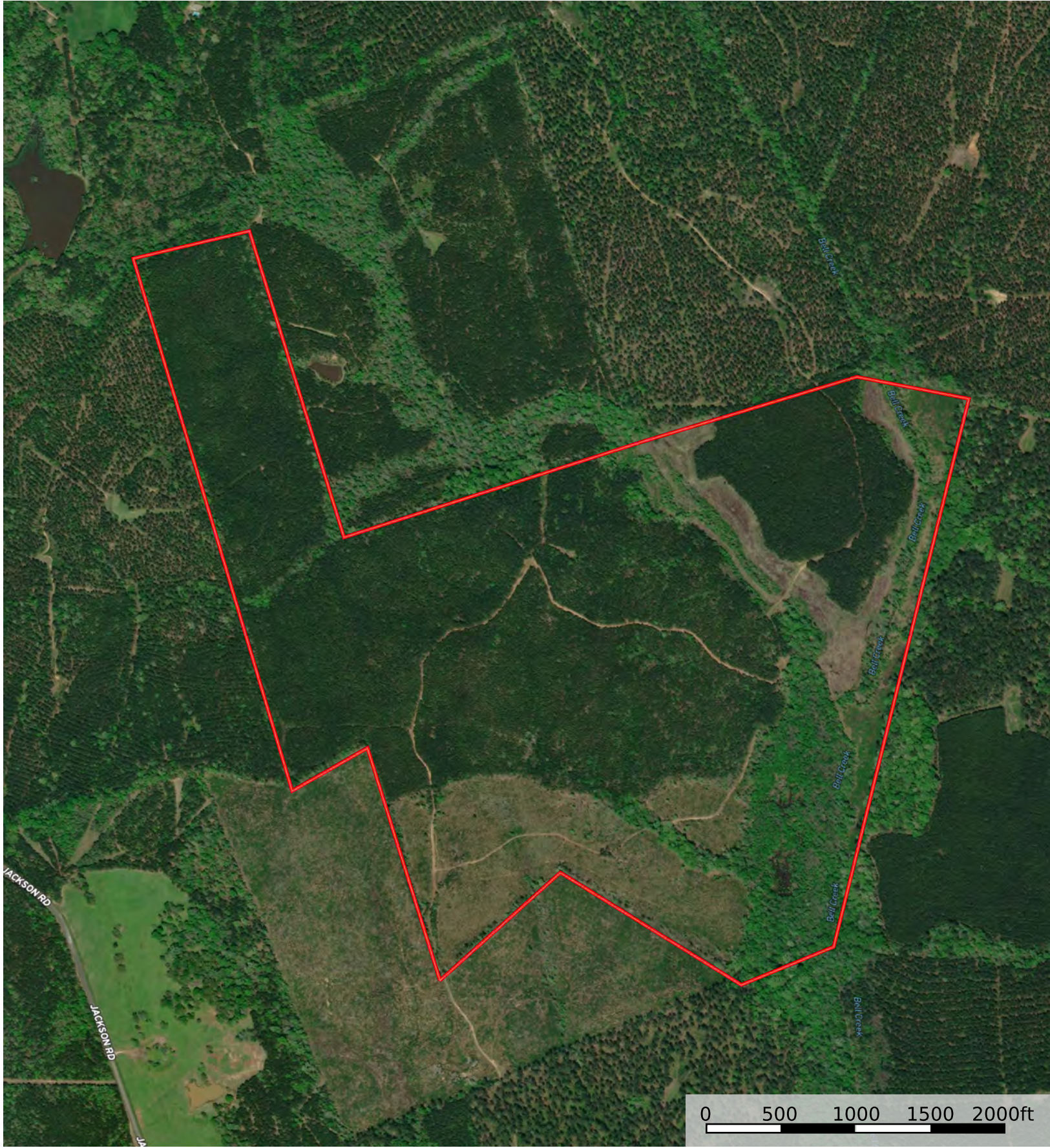
 Boundary

Disclaimer: All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition, usage, acreage, or boundaries. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.



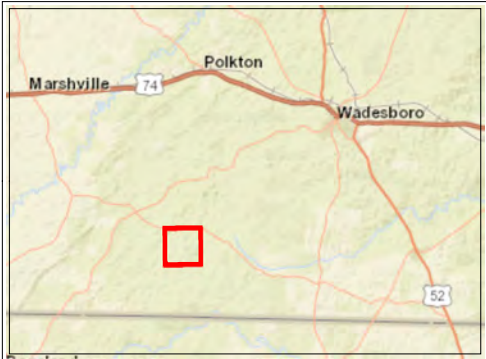
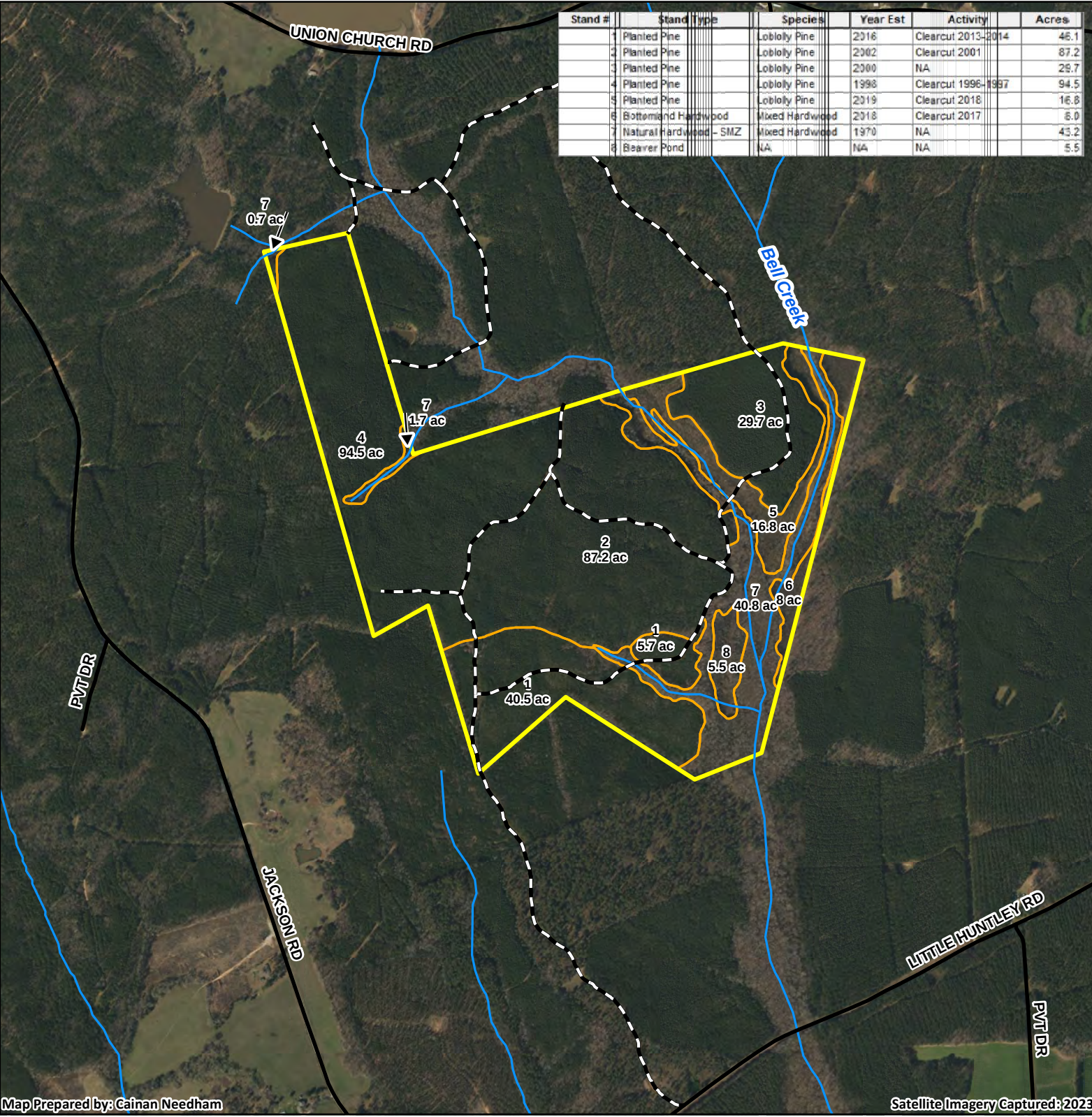
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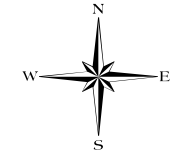
Forest Management Map

331.15 GIS Acres | 330.0 Deed Acres
Anson County, NC

Tax PIN: 643000385412

Lat: 34°51'59"N, Long: 80°13'18"W

Date Prepared: May 2, 2025

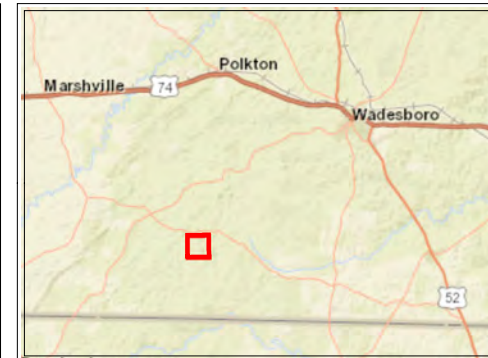


1 inch = 1,250 feet

Legend

- State Road
- Access Road
- Hydrology
- Property Line
- Stand Line

HENDERSON
FORESTRY CONSULTANTS
Asheboro, NC 336-626-0849



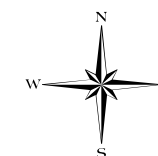
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Date Prepared: May 2, 2025



1 inch = 750 feet

Legend

-  **State Road**
-  **Access Road**
-  **Hydrology**
-  **Property Line**

