

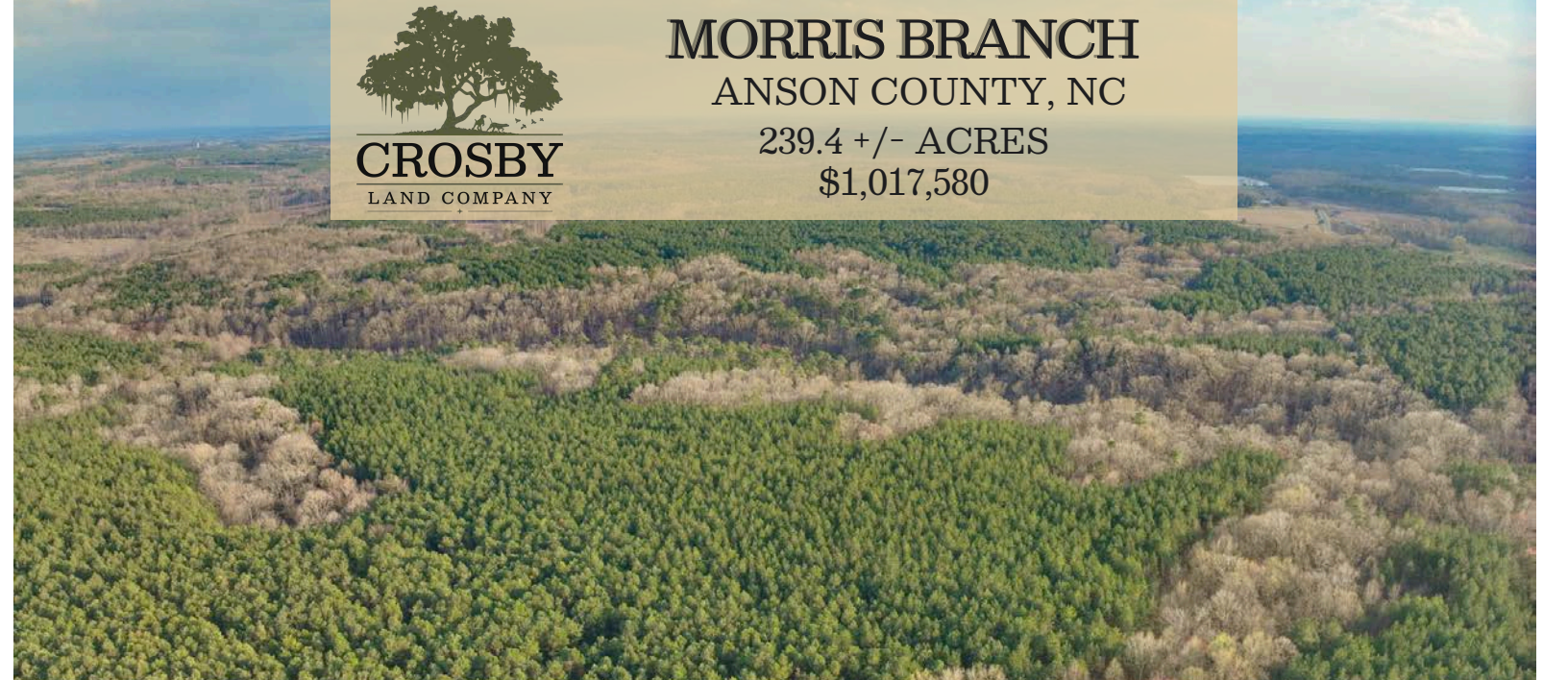


# MORRIS BRANCH

ANSON COUNTY, NC

239.4 +/- ACRES

\$1,017,580



## PROPERTY DESCRIPTION

Anson 291 is an exceptional recreational tract and a true hunter's paradise, offering a diverse and highly productive forest landscape. Located in southern Anson County, the property is a convenient drive from the greater Charlotte area while providing the privacy and seclusion that landowners and outdoor enthusiasts seek. The property features approximately 127 acres of pine timber ranging from 22 to 58 years of age, presenting an attractive opportunity for both immediate income through timber harvest and long-term value through continued forest management. These well-established pine stands provide a strong timberland investment component while also contributing excellent cover and habitat for wildlife. The balance of the acreage consists of natural hardwood forest along Morris Branch Creek and its tributaries. These mast-producing hardwood bottoms create outstanding wildlife habitat, serving as natural travel corridors and dependable food sources for deer, turkey, and other game species. The presence of multiple water features throughout the tract further enhances the property's ability to support abundant wildlife. With its diverse timber types, scenic hardwood drains, and varied terrain, Morris Branch Tract offers an ideal setting for recreation, hunting, and long-term land investment. Whether you are seeking a private hunting retreat, a recreational getaway, or a well-positioned timberland investment, this property offers the rare combination of natural beauty, strong wildlife habitat, and income-producing potential.

## PROPERTY FEATURES:

- Convenient Drive from Charlotte
- Excellent Deer & Turkey Hunting
- Excellent Diverse Pine & Hardwood Forest
- Hardwood Bottoms Along Morris Branch Creek
- 127± Acres of Merchantable Pine Timber With Income Potential

## DIRECTIONS:

From US 74 in Wadesboro, travel south for approximately 0.8 miles and bear left onto NC Highway 742. Continue south on NC 742 for approximately 3.0 miles, then bear left onto Robinson Bridge Road. Travel 2.2 miles and turn left onto LD Robinson Road. The entrance to the property will be located approximately 0.2 miles on the left. You may also enter the following coordinates into your mobile navigation application: 34.886084, -80.059990

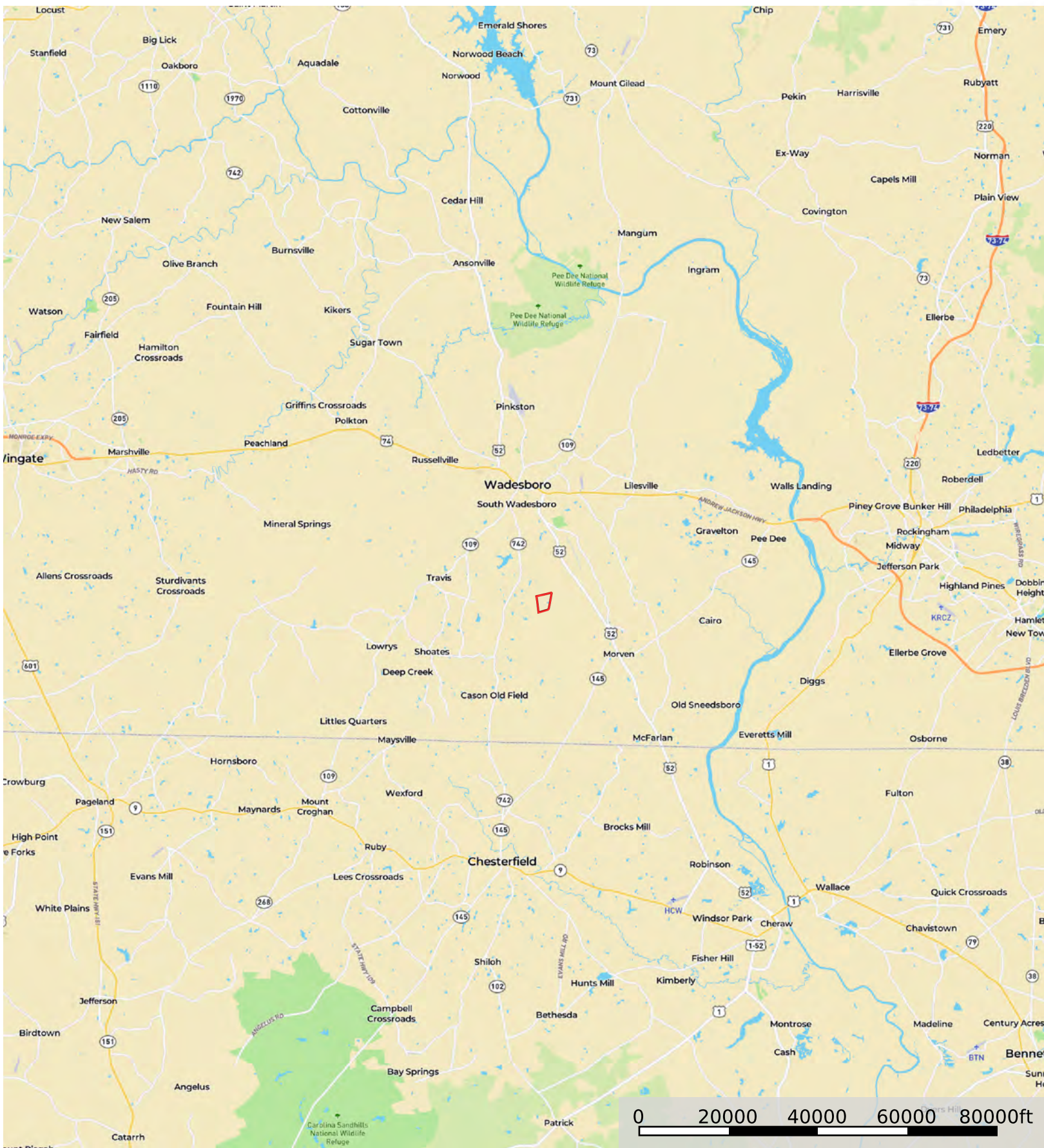
## CONTACT

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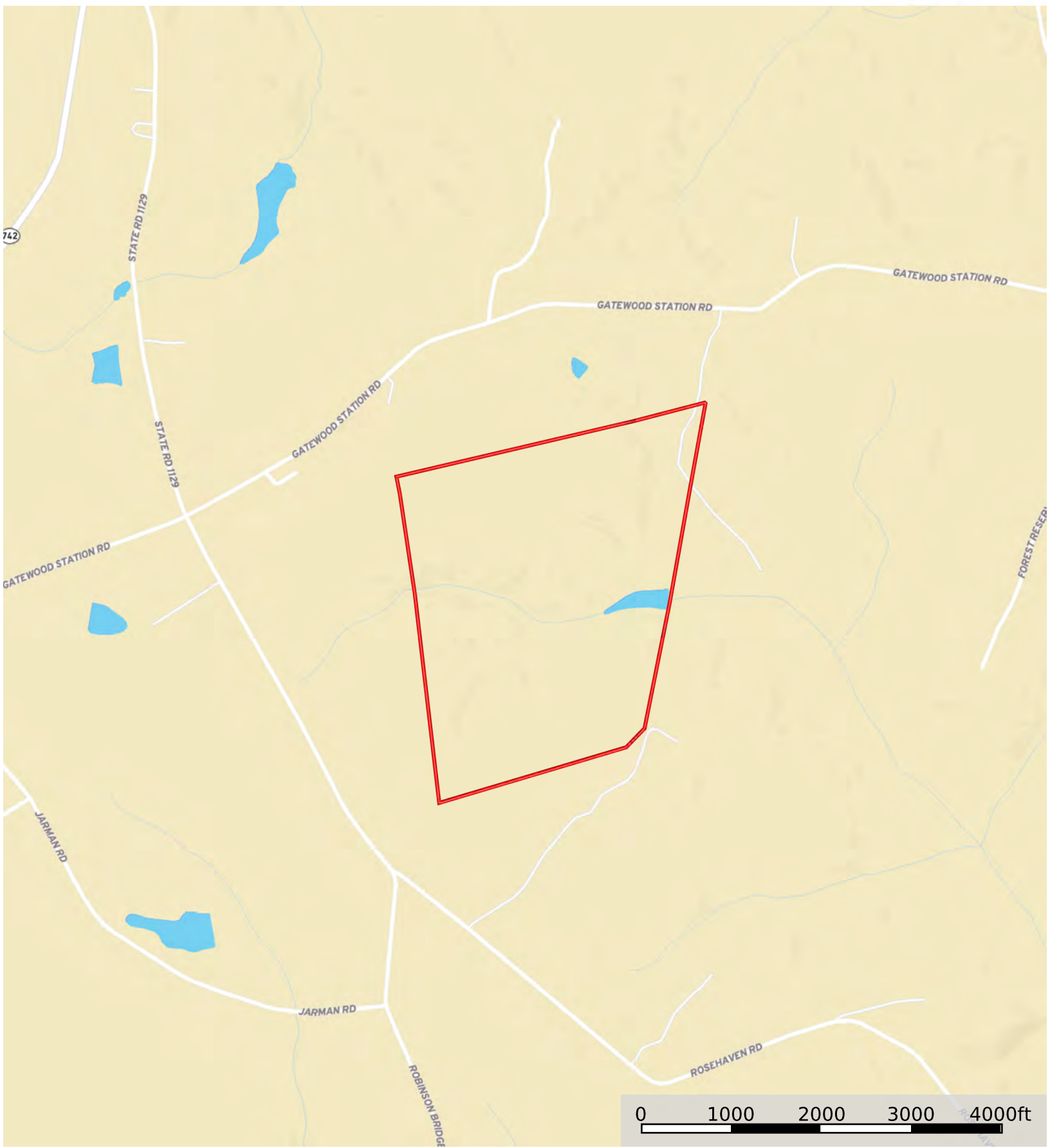
# Morris Branch

Anson County, North Carolina, 239.4 AC +/-



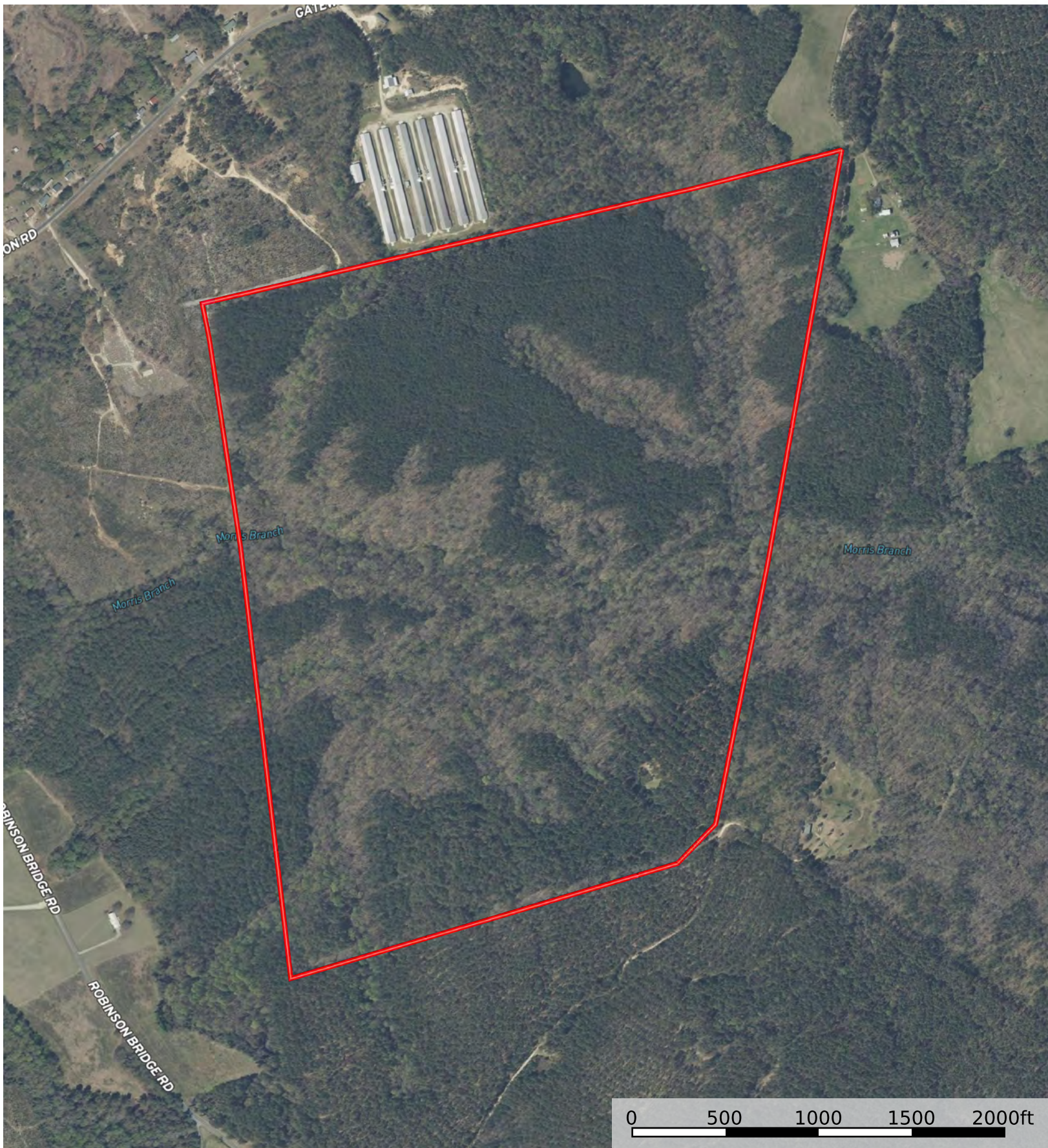
Boundary


**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.



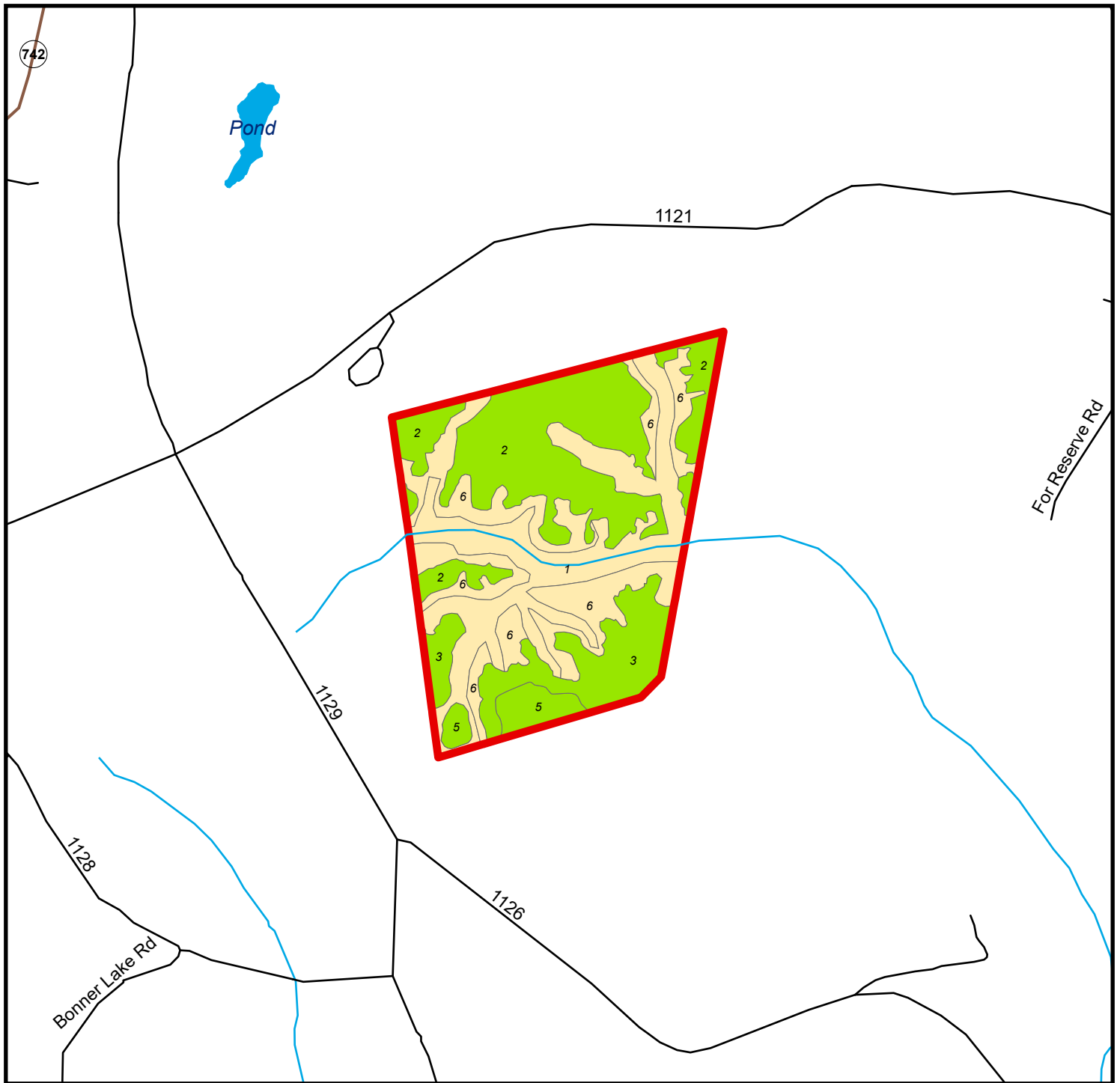
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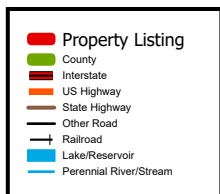
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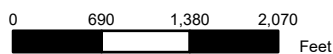


**Anson 291 YS - Stand Map**  
**Anson 291 YS**  
**Parcel # 37007Sa1001**  
 Anson County, NC - approx. 239.4 acres +/-

Stand #	Cover Type	Age	Acres
1	Hardwood	96	59.0
2	Pine Plantation >= 12 yr22		81.8
3	Pine Plantation >= 12 yr25		34.7
5	Pine Plantation >= 12 yr58		10.4
6	Hardwood	96	53.5

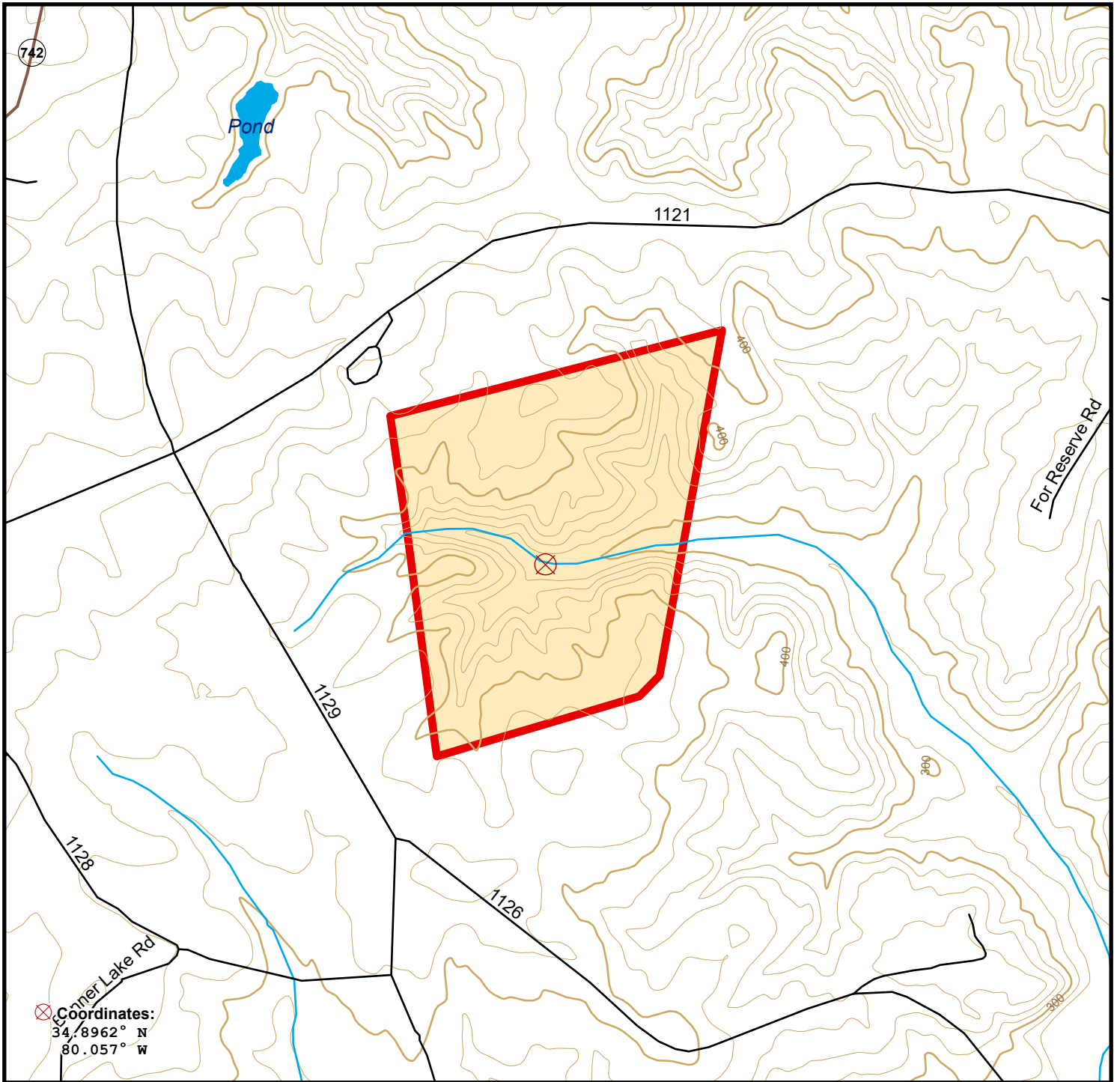


SCALE: 1:18,000



*Smaller stands have been excluded to fit in the allowable space*

The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from routine maintenance of the inventory system. Neither the owner nor its officers, directors, employees or agents represent or warrant the accuracy or completeness of the ownership acreage, the cover type acreage, timber inventory species, grade or volumes, legal or practical access to the property, or operability.

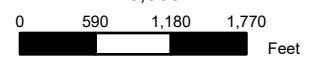


**Anson 291 YS - Parcel Map**  
**Parcel #37007Sa1001**  
 Anson County, NC - approx. 239.4 acres +/-

Property Listing	Interstate	100' Contour	USFS	NGO/Private
County	US Highway	20' Contour	NPS	State
Lake/Reservoir	State Highway	Railroad	FWS	Unknown
Perennial River/Stream	Other Road		BLM	
Intermittent Stream			Tribal	
			Other Federal	
			County/Local	



SCALE: 1:18,000



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