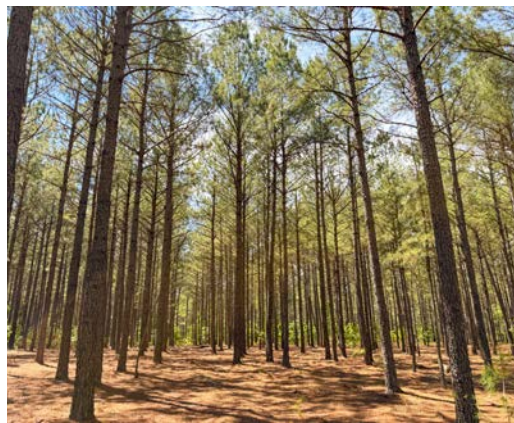




HILL CREEK

SCOTLAND COUNTY, NC

68.1 +/- ACRES
\$585,320



PROPERTY DESCRIPTION

Located in northern Scotland County, the Hill Creek offering presents an exceptional opportunity to own a versatile property just a short drive from the Pinehurst area. Conveniently situated only minutes from U.S. Highway 501, approximately 15 minutes from downtown Aberdeen, and roughly 20 minutes from Interstate 74, this property offers an excellent combination of accessibility, privacy, recreational appeal, and long-term investment potential. Whether you are searching for a hunting retreat, a private rural homesite, or land with future development potential, Hill Creek offers a unique setting in an area where demand for larger acreage tracts near the Pinehurst region continues to grow. The property is transected by Hill Creek Road and features approximately 800 feet of frontage along Hill Creek Road, a paved, state-maintained road, providing convenient access and multiple possibilities for future entrances or homesites. From a recreational standpoint, the property is exceptionally well-positioned. The western boundary adjoins state-owned land managed by the North Carolina Wildlife Resources Commission, significantly enhancing wildlife habitat and creating excellent opportunities for hunting, recreation, and outdoor enjoyment.

The combination of adjoining protected land and the property's rural setting provides the type of privacy and hunting environment that is increasingly difficult to find within close proximity to the Pinehurst and Southern Pines markets. The property also represents a strong timberland investment opportunity. The entire tract consists of mature loblolly pine plantations ranging from approximately 26 to 30 years old. These well-managed pine stands add significant current value to the property while also providing a future owner the opportunity to recapture a substantial portion of their investment through a timber harvest after closing. In addition to the investment aspect, the mature pine timber enhances the overall aesthetics, privacy, and wildlife habitat throughout the tract.

The property is currently enrolled in the Scotland County Present-Use Value (PUV) 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

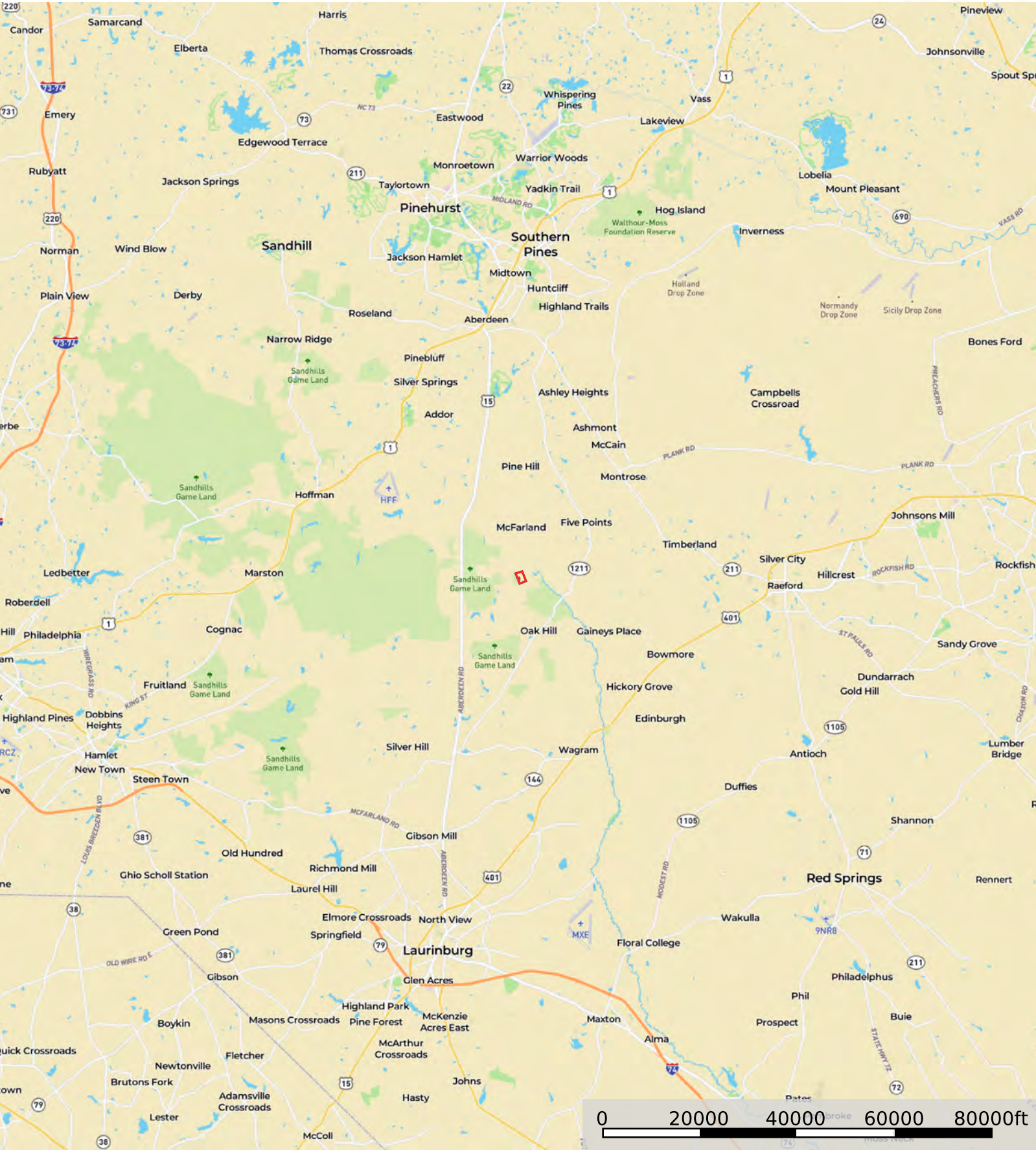
DIRECTIONS:

Place the following GPS coordinates into your mobile navigation app (Google Maps, Apple Maps, etc.): 34.9842670, -79.4069012

CONTACT

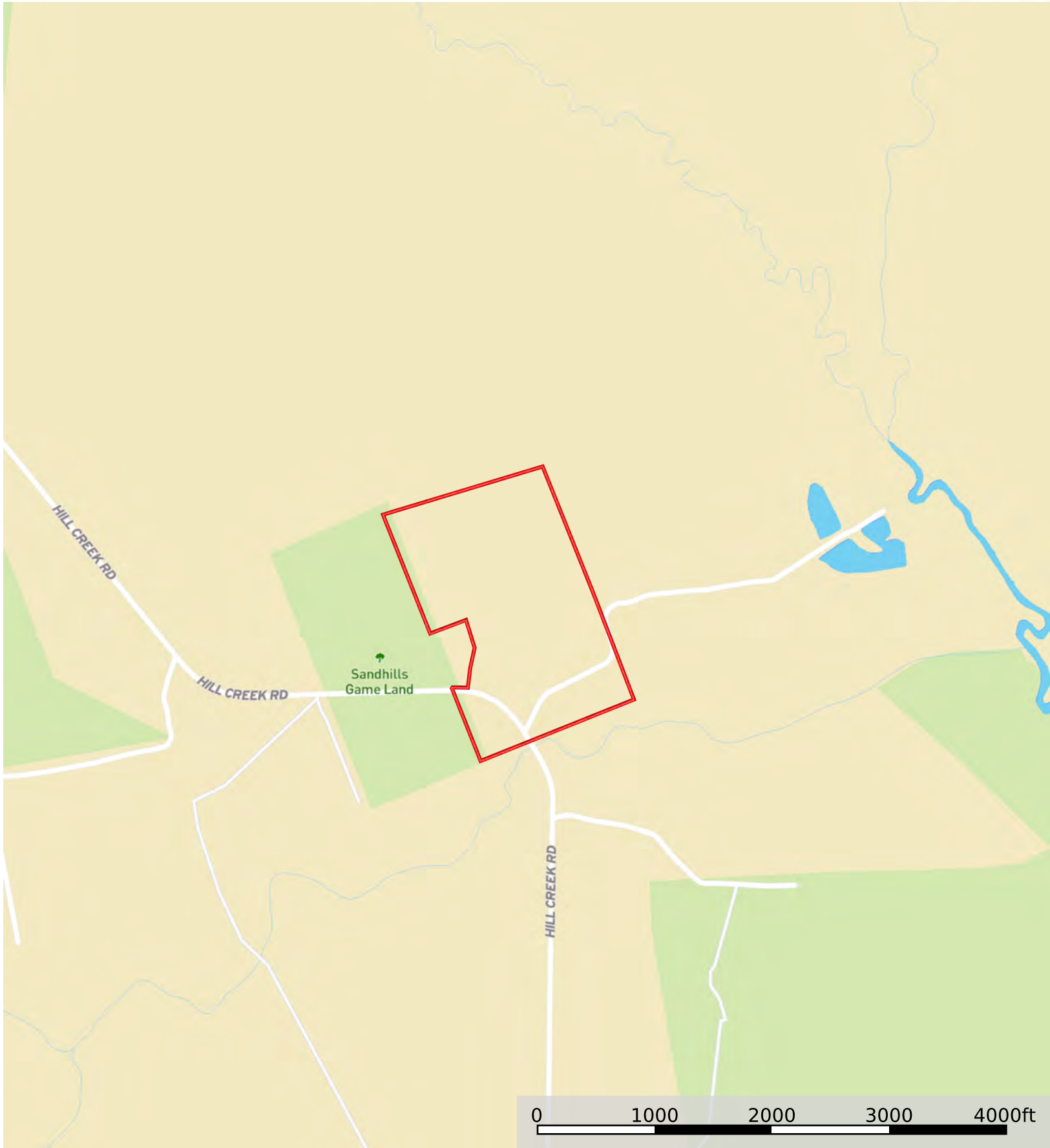
Philip Mead

O: 843.782.5700 - M: 336.653.8839
Email: philipmead@crosbylandco.com
www.CrosbyLandCo.com



 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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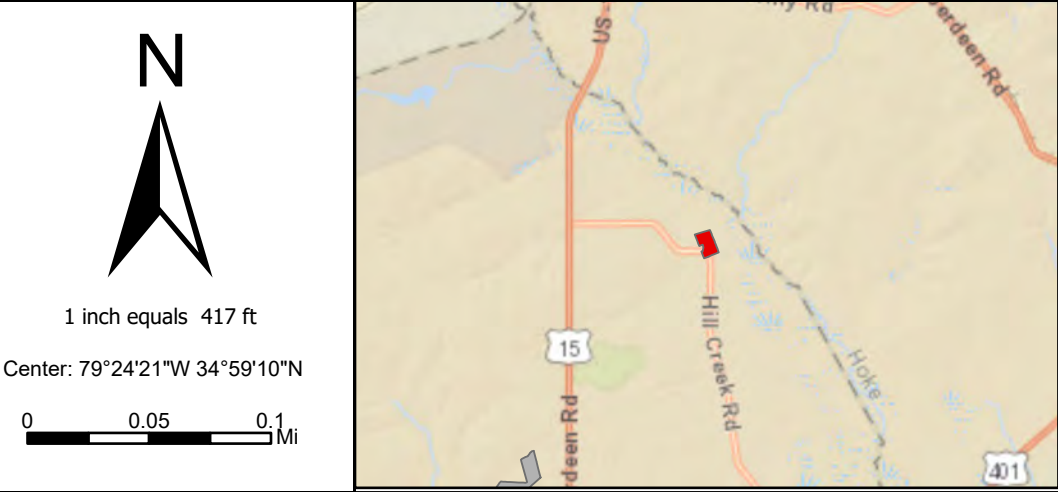


Block: 9296

Scotland, NC - 68.57 Ac

StandNum	TimberType	Species	Planted	Acres
1	Fertilized Thinned Plantation	Loblolly Pine	1996	30.79
2	Fertilized Thinned Plantation	Loblolly Pine	2000	28.59
3	Non-Forest	Road	0	2.19
4	Plantation	Loblolly Pine	2000	7

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