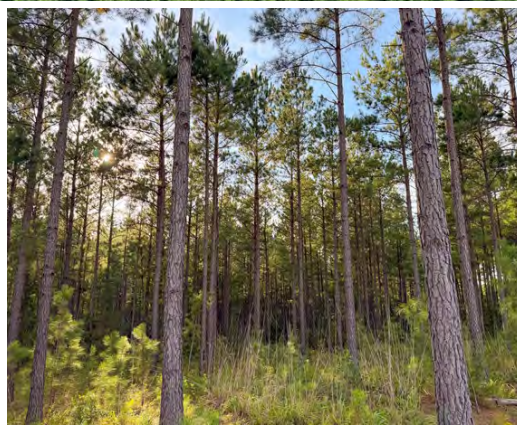
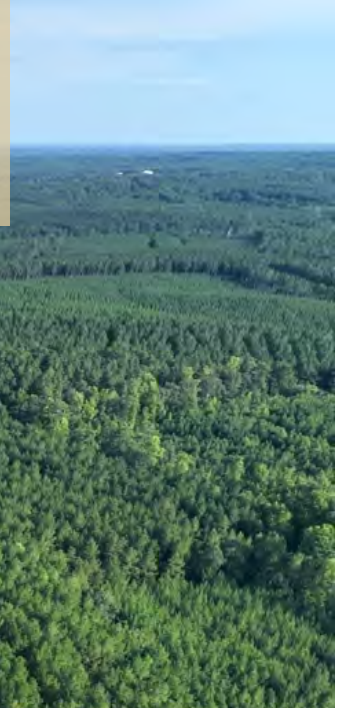




CATCHMARK V

MOORE COUNTY, NC

334.5 +/- ACRES
\$2,344,665



PROPERTY DESCRIPTION

As the newest addition to the spectacular Catchmark Offering, Catchmark V consists of approximately 334.5 +/- acres located along the north side of Old River Road in Moore County. The property features more than 800 feet of frontage along Old River Road, with Crawley Creek forming much of its eastern boundary.

One of the property's most attractive natural features is its extensive creek frontage. More than 2.5 miles of the property boundaries follow Crawley Creek and another large unnamed creek, creating substantial stretches of beautiful hardwood bottomland. These mature hardwood corridors enhance the property's overall aesthetics and diversity while providing excellent wildlife habitat, natural travel corridors, and a substantial visual buffer from adjoining properties.

Catchmark V offers an attractive combination of timber investment, recreational opportunity, and long-term land-use potential. The property contains well-managed loblolly pine plantations ranging from approximately 12 to 24 years old, providing a diverse mix of established timber stands at varying stages of growth.

Approximately 145 acres of timber were recently harvested, opening expansive views across the property's rolling terrain and creating a true blank canvas for the next owner. This acreage offers numerous possibilities for future use, including conversion to pasture or agricultural land, establishment of a new forest, wildlife habitat improvements, or the creation of a private homesite or recreational retreat.

The combination of open acreage, established pine plantations, and hardwood creek bottoms creates an appealing and diverse landscape. The existing timber provides privacy, wildlife habitat, recreational value, and the potential for future timber income, while the recently harvested areas provide flexibility for an owner to shape the property around their individual goals.

Conveniently located only minutes from the Sheetz, Bojangles, and Hardee's near the intersection of NC Highway 24/27 and US Highway 15-501 in Carthage, Catchmark V offers an excellent balance of accessibility and rural feel. The property is approximately 20 minutes from Sanford and Southern Pines and less than an hour from Raleigh.

Whether you are searching for a hunting and recreational property, a private rural homesite or farm, a timberland investment, or acreage with long-term development potential, Catchmark V offers a unique opportunity to acquire a substantial tract of land in a highly accessible location.

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
- Marketable Timber Value
- Substantial Creek Frontage
- Secluded Setting with Accessibility
- Cleared Acreage with Endless Possibilities

DIRECTIONS:

Place the following GPS coordinates into your mobile navigation app: 35.376886, -79.378261

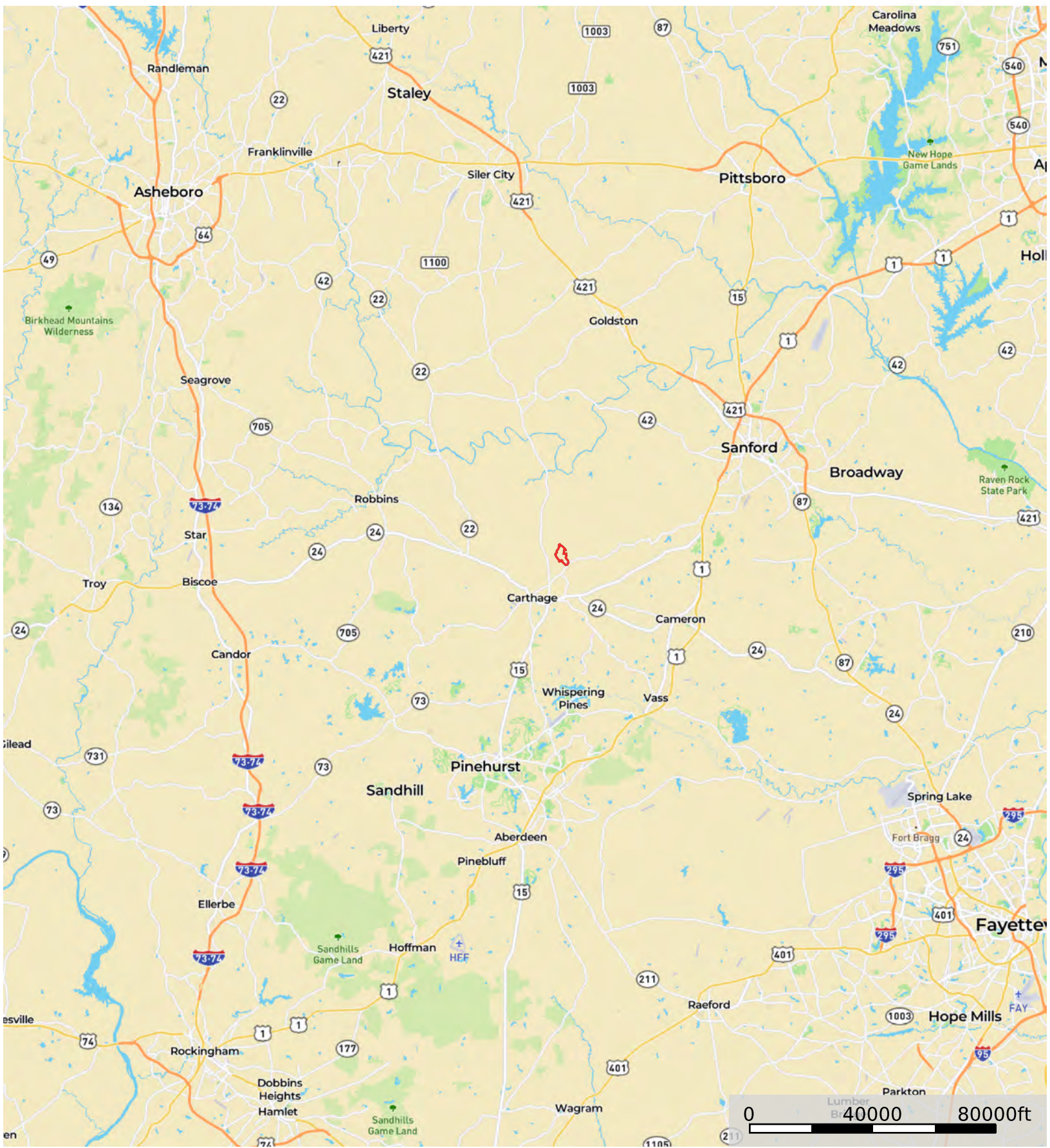
CONTACT

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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Todd Crosby
P: 8437825700 Crosbylandco.com

The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.



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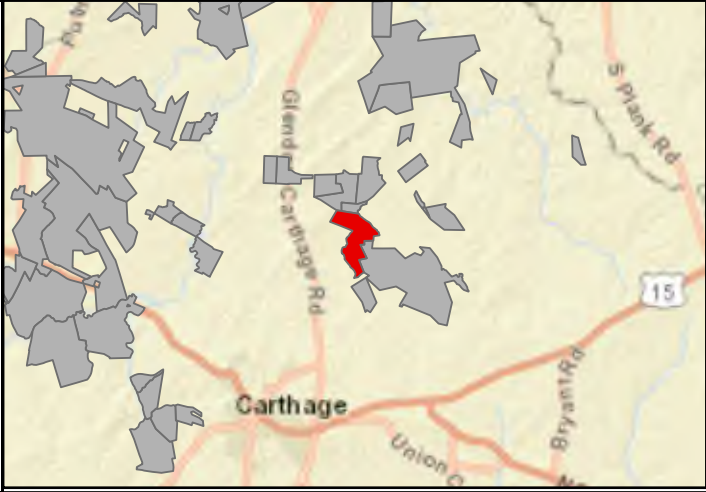
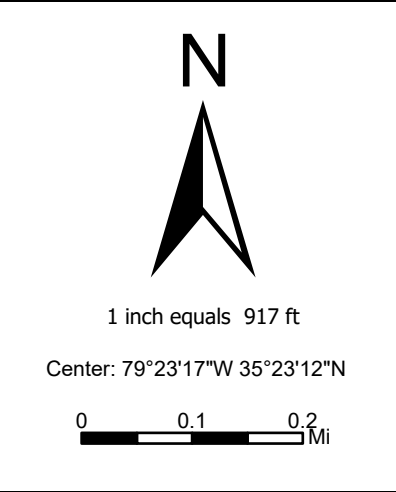
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StandNum	TimberType	Species	Planted	Acres
1	Fertilized Thinned Plantation	Loblolly Pine	2010	50.18
2	Fertilized Thinned Plantation	Loblolly Pine	1985	4.53
3	Fertilized Thinned Plantation	Loblolly Pine	2003	113.49
4	Streamside Mgt Zone	None	0	22.07
5	Non-Forest	Road	0	3.3
6	Plantation	Loblolly Pine	2001	4
7	Plantation	Loblolly Pine	2015	50.22

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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, NC CGIA, Vantor, State of North Carolina DOT, Esri, HERE, Garmin, NGA, USGS, NPS



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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N

1 inch equals 1,500 ft

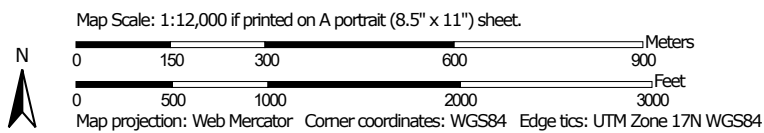
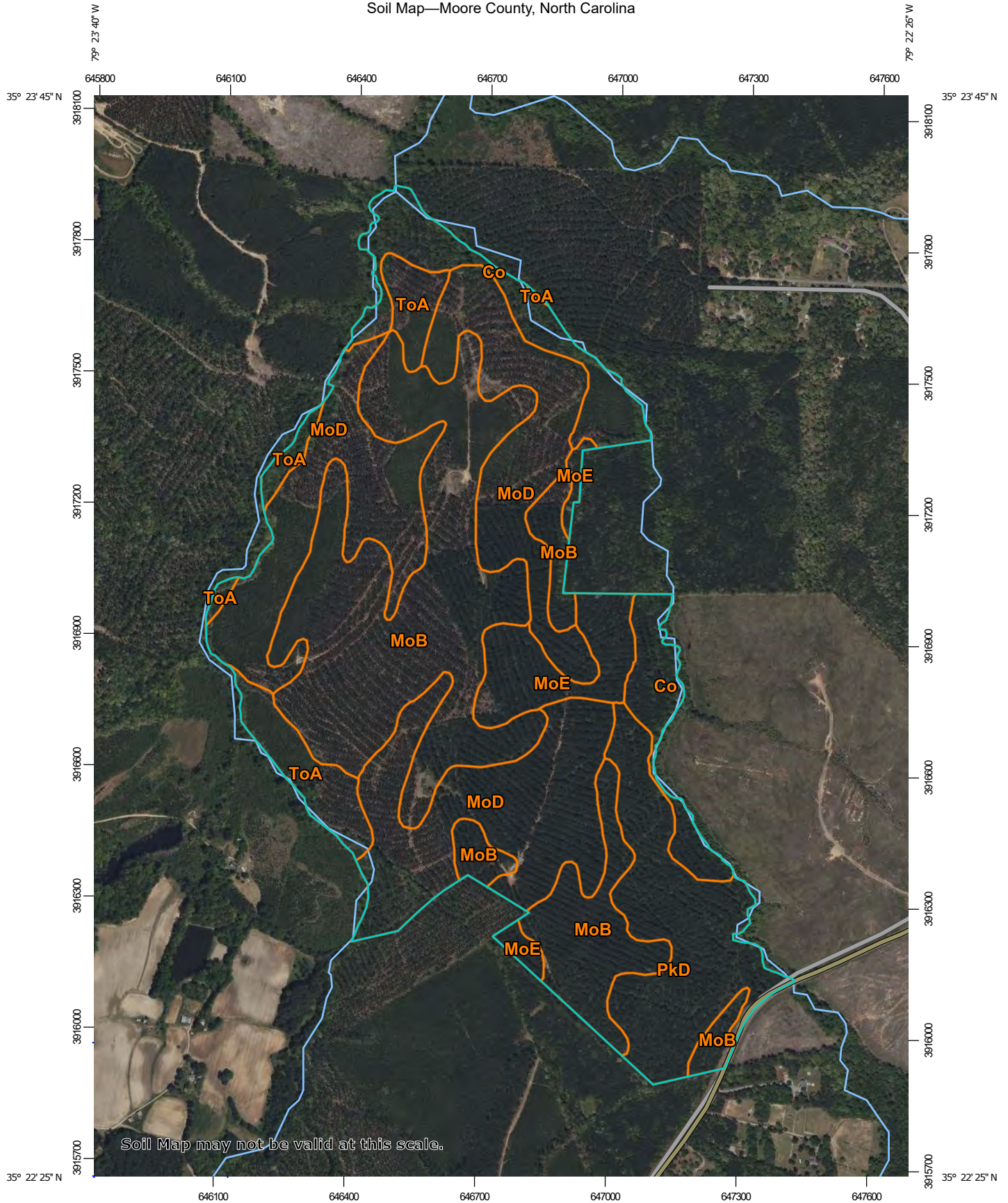
Center: 79°22'17"W 35°22'38"N

00.170.35

Mi

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, NC CGIA, Vantor, State of North Carolina DOT, Esri, HERE, Garmin, NGA, USGS, NPS

Soil Map—Moore County, North Carolina



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

7/27/2026
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Moore County, North Carolina

Survey Area Data: Version 28, Aug 27, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 23, 2022—Apr 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Co	Congaree loam, 0 to 2 percent slopes, frequently flooded	30.4	9.1%
MoB	Mooshaunee-Hallison complex, 2 to 8 percent slopes	114.4	34.2%
MoD	Mooshaunee-Hallison complex, 8 to 15 percent slopes	113.7	34.0%
MoE	Mooshaunee-Hallison complex, 15 to 25 percent slopes	18.4	5.5%
PkD	Pinkston silt loam, 8 to 15 percent slopes	38.4	11.5%
ToA	Tillery silt loam, 0 to 3 percent slopes, rarely flooded	19.2	5.7%
Totals for Area of Interest		334.6	100.0%