



LEES MILL

SCOTLAND COUNTY, NC

166.3 +/- ACRES
\$382,381



PROPERTY DESCRIPTION

The Lees Mill Tract is an attractive recreational and timberland investment property offering a desirable blend of upland soils and bottomland hardwoods. Located in eastern Scotland County just north of Laurinburg, North Carolina, the tract is easily accessed from US Highway 401 and Interstate 74, making it convenient for a variety of buyers. Encompassing approximately 166 acres, the property includes 64.1 +/- acres of pre-merchantable loblolly pine, 97.5 +/- acres of hardwood bottomland, and 4.8 +/- acres of utility right-of-way. The extensive hardwood bottomlands follow Jordan Creek, a significant watershed within the Lumber River Basin, providing exceptional ecological diversity, wildlife habitat, and recreational opportunities. Although not located on the property itself, the site of a historic gristmill sits nearby along Juniper Creek at Lees Mill Road, one of several notable cultural and historic features in the area that reflect the region's long history of rural industry and settlement. The upland portions of the tract consist of well-drained soils currently supporting loblolly pine established in early 2025, offering strong potential for long-term timber production and management. With approximately 2,200 feet of frontage along Lees Mill Road, the tract provides excellent access for forestry operations, recreation, or potential future homesites.

Overall, the Lees Mill Tract offers an outstanding opportunity for timber investment, hunting, recreation, and potential conservation.

PROPERTY FEATURES:

- Creek Frontage
- Natural Hardwood
- Young Planted Pine
- Paved Road Frontage
- Merchantable Timber

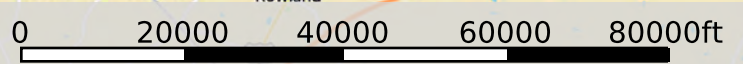
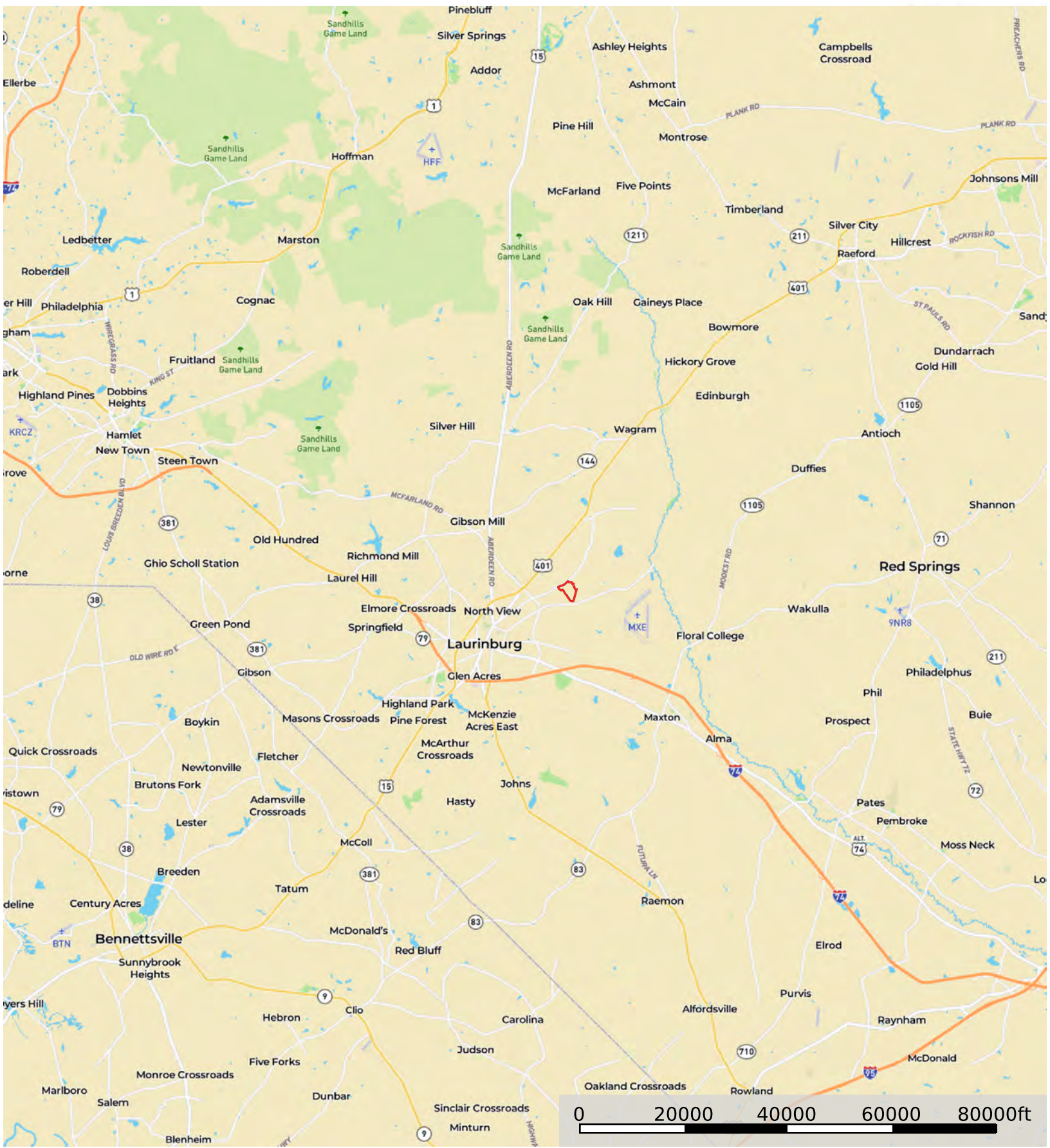
CONTACT


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Lees Mill Road

Scotland County, North Carolina, 166.3 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.



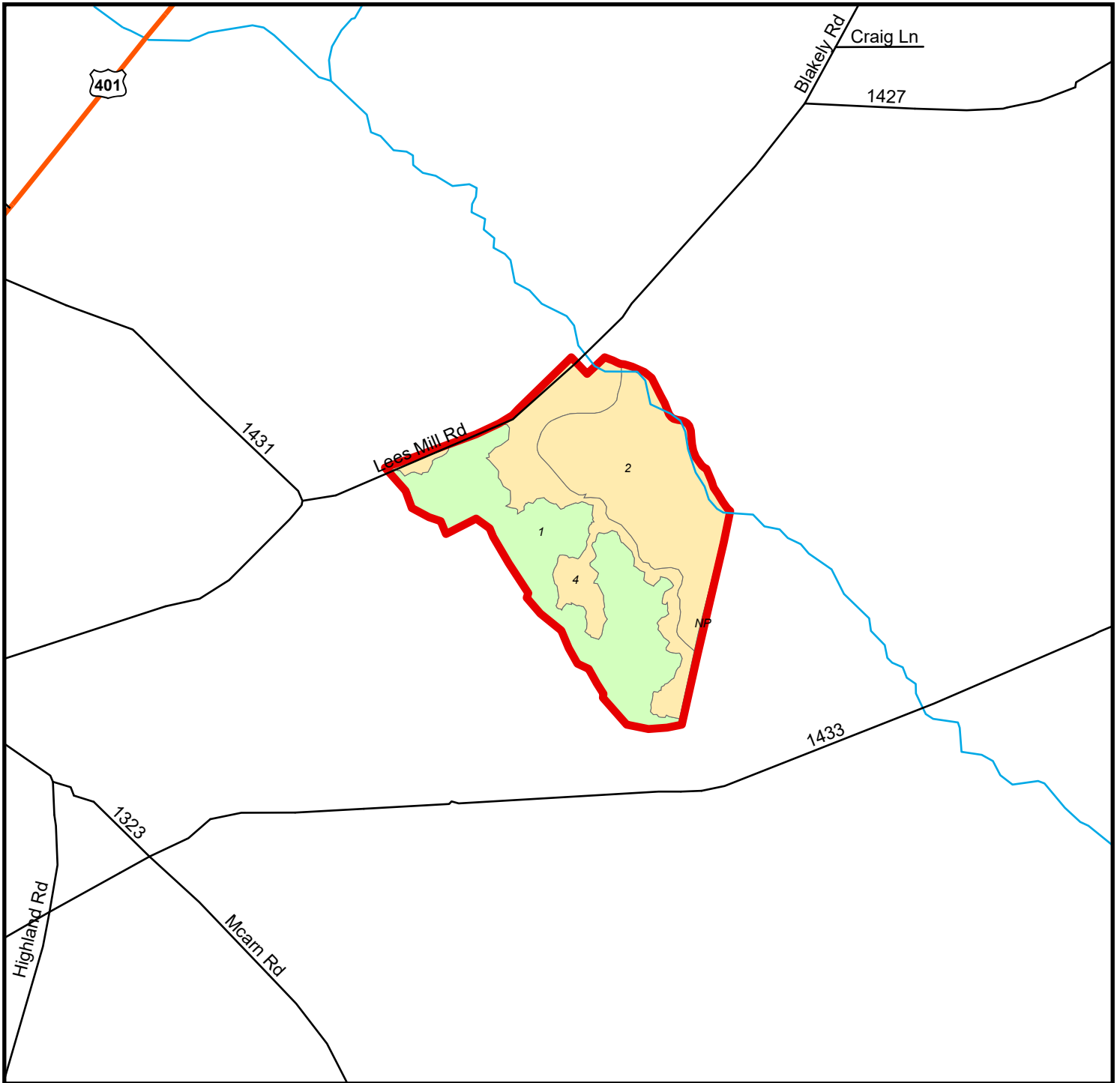
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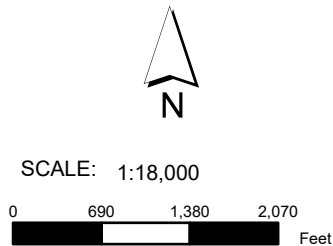
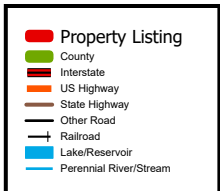
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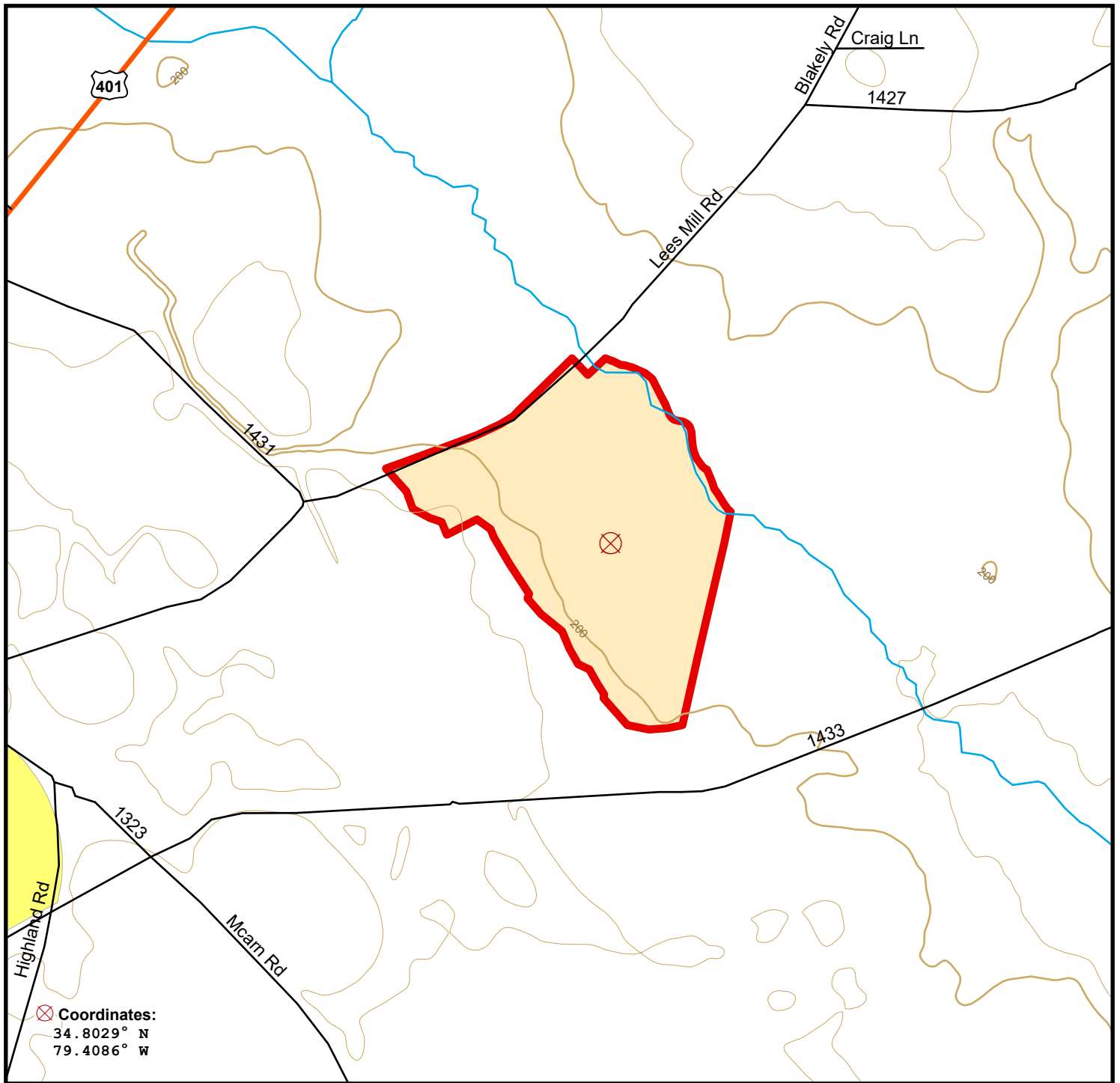
Scotland 307 YS South - Stand Map
Scotland 307 YS South
Parcel # 37165Hb1003
 Scotland County, NC - approx. 166.3 acres +/-

| Stand # | Cover Type | Age | Acres |
|---------|--------------------------|-----|-------|
| NP | Non Productive | NA | 1.9 |
| 1 | Pine Plantation < 12 yr | 1 | 66.4 |
| 2 | Hardwood | 76 | 57.3 |
| 3 | Pine Plantation >= 12 yr | 29 | 0.2 |
| 4 | Hardwood | 30 | 40.5 |

Smaller stands have been excluded to fit in the allowable space

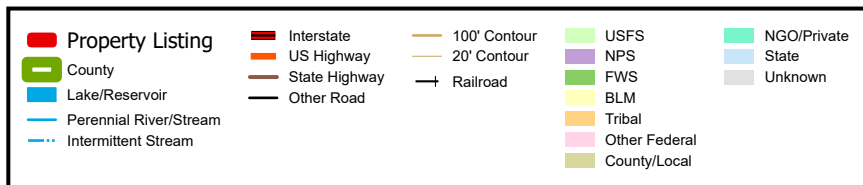


The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from 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.

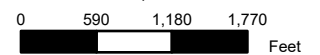


Scotland 307 YS South - Parcel Map
Parcel #37165Hb1003
 Scotland County, NC - approx. 166.3 acres +/-

⊗ Coordinates:
 34.8029° N
 79.4086° W



SCALE: 1:18,000



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