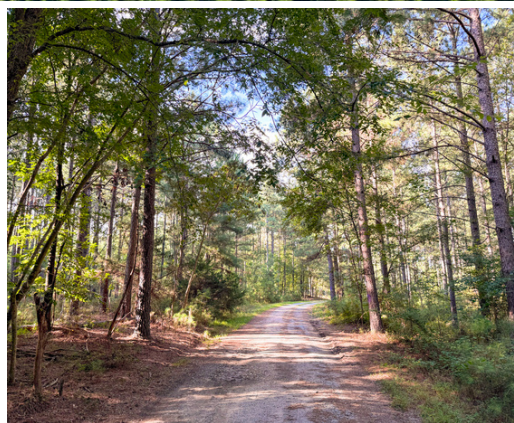




WOLF CREEK PINES

MOORE COUNTY, NC

151.99 +/- ACRES
\$987,935



PROPERTY DESCRIPTION

Located along Spies Road in northwestern Moore County between Star and Robbins, Wolf Creek Pines offers an exceptional combination of recreational appeal, accessibility, and timber investment potential. With approximately 3,800 feet of frontage along Wolf Creek and more than 1,200 feet of frontage along Spies Road, the property features extensive creek and road frontage that provide excellent access and a variety of opportunities for future use. A private 30-foot-wide access easement, also known as Wolf Creek Lane, crosses a corner of the property and provides access to adjoining property.

Conveniently located just minutes from I-73/74 at the Spies Road interchange, the property provides excellent access to both the Piedmont Triad and the Sandhills. Pinehurst is approximately 35 minutes away, Asheboro and Carthage can be reached in approximately 25–30 minutes, and Greensboro is approximately 50 minutes to the north. This central location provides an attractive combination of a quiet rural setting and convenient access to several of central North Carolina's communities and population centers.

The property consists of nearly 140 acres of intensively managed loblolly pine timber in two distinct age classes, providing both immediate and future income potential. Approximately 91 acres consists of 26-year-old loblolly pine that has been thinned and fertilized and is currently merchantable. A new owner could elect to harvest all or a portion of this timber in the near term, providing an opportunity to generate immediate income and recoup a portion of the purchase price while maintaining flexibility for future management.

An additional approximately 47 +/- acres consists of 12-year-old loblolly pine growing on productive soils. This younger timber should be ready for its first commercial thinning within approximately four years, providing another potential source of future income. The combination of mature and younger pine stands creates an attractive staggered timber investment and provides multiple management options for a future owner, while also providing diversity in wildlife habitat.

Wolf Creek is a defining natural feature of the property, providing scenic appeal, wildlife habitat, and recreational opportunities along approximately 3,800 feet of frontage. Public water is available along the road frontage, further enhancing the property's appeal for future residential use, subject to applicable approvals and utility availability. Combined with the extensive frontage along Spies Road, the property is well suited for hunting, outdoor recreation, long-term timber investment, or the creation of a private rural retreat.

With productive soils, nearly 140 acres of well-managed pine timber, substantial immediate and future timber income potential, significant creek frontage, exceptional road access, and convenient proximity to I-73/74, Wolf Creek Pines presents an excellent opportunity to acquire a quality recreational and investment property in northwestern Moore County.

PROPERTY FEATURES:

- Road Frontage
- I-73/74 Access
- Creek Frontage
- Productive Soils
- Timber Investment
- Marketable Timber Value

DIRECTIONS:

Copy and paste the following GPS coordinates into your mobile navigation app: 35.406294, -79.738633

CONTACT

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