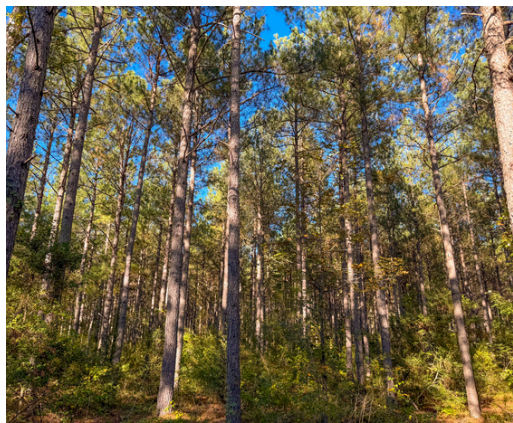
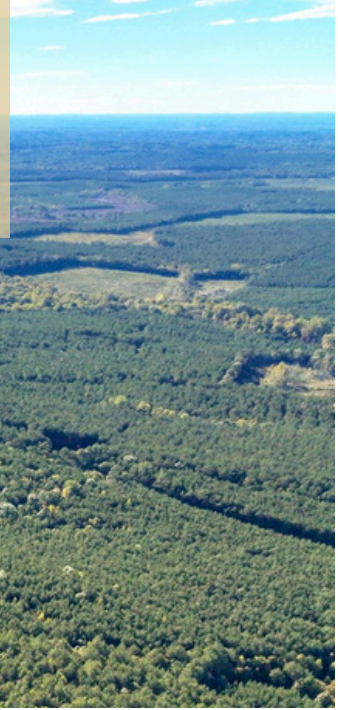




MCLENDONS CREEK TIMBERLAND

MOORE COUNTY, NC
98.4 +/- ACRES
\$639,600



PROPERTY DESCRIPTION

Located just north of Carthage in Moore County, North Carolina, McLendons Creek Timberland offers approximately 98.4 +/- acres of highly productive timberland, extensive creek frontage, and exceptional recreational opportunities. The property features over 350 feet of frontage along Kelly Plantation Road, providing convenient access to a diverse property of professionally managed pine plantations and mature hardwood forest.

Situated in the northern portion of Moore County, the property offers a desirable combination of rural privacy and accessibility to Carthage, Pinehurst, Southern Pines, and Sanford. The surrounding area is characterized by productive agricultural and timberland, large rural properties, and an abundance of natural resources. Its location provides an opportunity for those seeking a timberland investment, private recreational retreat, or long-term landholding in the growing Sandhills region of North Carolina.

One of the property's most significant attributes is its approximately 84.1 +/- acres of intensively managed loblolly pine plantations. Approximately 29.3 +/- acres consist of 27-year-old loblolly pine that has benefited from commercial thinning, competing vegetation control, and fertilization. These management practices have promoted healthy growth and improved timber quality, resulting in a valuable stand of merchantable timber with substantial near-term income potential. The opportunity to capture a significant portion of the property's timber investment in the foreseeable future provides an attractive financial component for prospective buyers.

An additional 54.8 +/- acres consist of 18-year-old loblolly pine plantations that have received the same intensive management, including commercial thinning, vegetation control, and fertilization. This younger stand offers excellent growth potential and the opportunity for future timber income as it continues to mature. Together, the two age classes provide a diversified timber investment with staggered harvest opportunities, allowing a future owner to balance near-term income with continued long-term timber growth and appreciation.

The property's most notable natural feature is its nearly one mile of frontage along McLendons Creek. This historic waterway, originally known as Buck Creek, played an important role in the early settlement of Moore County.

The creek was named for the McLendon family, who settled in the area during the mid-1700s. Joel McLendon established a homestead and gristmill along the creek, and his circa-1760 log cabin remains preserved today as one of the county's most significant historic structures. The fertile soils throughout the McLendons Creek watershed have supported generations of agricultural and forestry activities and continue to contribute to the productivity and natural character of the surrounding landscape.

The property's remaining acreage consists of mature white oak and other miscellaneous hardwood species concentrated along McLendons Creek and its tributaries. These hardwood areas, combined with the extensive creek frontage and managed pine plantations, create a diverse landscape offering exceptional wildlife habitat and recreational opportunities. The combination of mature hardwoods, reliable water resources, and varying timber age classes provides favorable conditions for deer, wild turkey, and other native wildlife. The creek corridor also offers considerable conservation value, providing an opportunity to protect important riparian habitat and preserve the natural beauty of this historic watershed.

McLendons Creek Timberland represents an exceptional opportunity to acquire a well-managed timberland investment with substantial near-term income potential, productive soils, extensive water frontage, and outstanding recreational and conservation attributes. Whether your objectives include timber production, hunting, outdoor recreation, conservation, or establishing a private family retreat, this property offers a rare combination of financial productivity and natural resources in one of Moore County's most desirable rural settings.

PROPERTY FEATURES:

- Road Frontage
- Timber Investment
- Marketable Timber Value
- Conservation Potential
- Substantial Creek Frontage
- Secluded Setting With Accessibility

DIRECTIONS:

For navigation to the property, copy and paste the following GPS coordinates into your mobile navigation app: 35.4119862, -79.4400268.

CONTACT

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