



CROSBY
LAND COMPANY

DUCK LAKE RETREAT MONTGOMERY COUNTY, NC

595.8 +/- ACRES

\$4,025,000



PROPERTY DESCRIPTION

Located in the heart of Montgomery County, North Carolina, the Duck Lake Retreat offering consists of approximately 595.8 acres just minutes from the Uwharrie National Forest and less than five minutes from downtown Troy. Conveniently situated along the NC Highway 24/27 Bypass with extensive frontage on both Pekin Road and Saunders Road, this property offers exceptional accessibility from many parts of the state. Interstate 73/74 is located just 10 minutes away, providing convenient access to the Greensboro and Raleigh areas, while NC Highway 24/27 allows for easy access to both Charlotte and Southern Pines, each located less than an hour away. With over 1.5 miles of frontage along paved, state-maintained roads, Duck Lake Retreat offers a rare combination of privacy, accessibility, and long-term investment potential. The property has been exceptionally managed for both timber production and recreation, featuring well-established loblolly pine plantations ranging from approximately 4 to 18 years old. These young and middle-aged pine stands provide significant future income potential while also creating outstanding wildlife habitat and recreational appeal. A well-maintained internal road system, complete with ample gravel and properly installed water diversion structures, provides excellent access throughout the tract. At the center of the property lies the beautiful 7 +/- acre Duck Lake, a truly unique feature that serves as the centerpiece of the property. Improvements surrounding the lake include covered pavilions designed for cooking, entertaining, and social gatherings, creating an ideal setting for family retreats, corporate gatherings, or weekend recreation. The property is also rich in character and history, with several old barns and homesites found throughout the tract that reflect the agricultural heritage of the area. Warner Creek winds through the property, further enhancing the scenery, wildlife habitat, and overall diversity of the tract. Whether you are looking for a private recreational retreat, long-term timber investment, high-end hunting preserve, family compound, company retreat, or future homestead with acreage, Duck Lake Retreat offers an extremely versatile opportunity. The property is currently zoned R-2 for low-to-medium density residential housing, and the overall layout may provide opportunities for future subdivision or the sale of outlying acreage to help recapture a portion of the investment. The property is currently enrolled in the Montgomery 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:

- Private Lake
- Road Frontage
- Timber Investment
- Development Potential
- Recreational or Corporate Retreat
- Secluded Setting with Accessibility

DIRECTIONS:

Place the following GPS coordinates into your mobile navigation app (Google Maps, Apple Maps, etc.): 35.3266267, -79.9000109

CONTACT
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