NICHOLSON

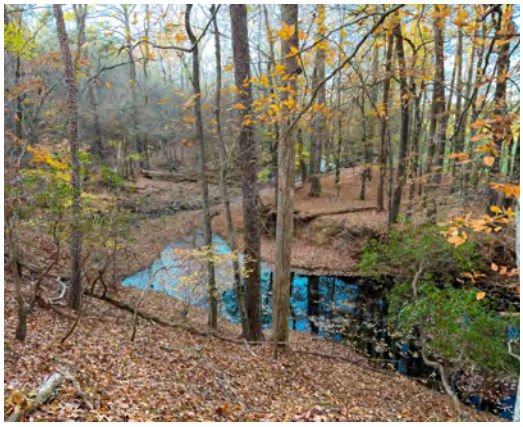
MONTGOMERY COUNTY, NC

184 +/- ACRES

$706,875









PROPERTY DESCRIPTION

The Nicholson listing consists of approximately 183.6 +/- acres located in southern Montgomery County, North Carolina, in the rural Pekin community near the Richmond County line. The property is situated approximately 15.5 miles south of Troy, 10 miles from Mount Gilead, and 10 miles from Interstate 73/74. The property lies on both sides of Poole Farm Road, a state-maintained gravel road, providing ample road frontage and multiple potential access points.

The topography is gently rolling, with approximately 89% of the property (163 acres) consisting of recently harvested timberland. The remaining acreage is comprised primarily of natural hardwood buffers along intermittent and perennial streams and drainage areas. The harvested acreage has not been replanted, providing an opportunity for a new owner to establish a pine plantation and implement a forest management plan suited to their objectives.

In addition to its timber investment potential, the property offers excellent opportunities for hunting and outdoor recreation. The recently harvested areas provide early successional habitat and cover for wildlife, while the hardwood corridors offer additional habitat diversity and natural travel corridors. There is also an opportunity to establish interior access roads, food plots, and other improvements to enhance the property's recreational value.

With its manageable topography, extensive road frontage, and substantial acreage available for reforestation, the Nicholson listing is well suited for timber investment, recreational use, or a combination of both.

PROPERTY FEATURES:

- Gently Rolling Terrain
- Timber Investment Potential
- State-Maintained Road Access
- Excellent Deer & Turkey Habitat
- Natural Wildlife Travel Corridors
- Frontage On Both Sides Of Poole Farm Road
- Recently Harvested – Ready For Replanting

DIRECTIONS:

Copy and paste the following GPS coordinates into your mobile navigation app:
35.187790, -79.852530

CONTACT
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