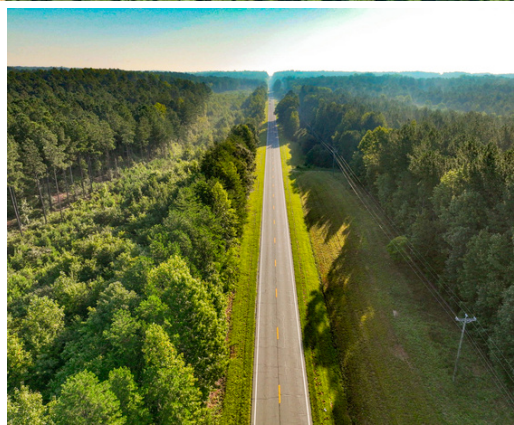
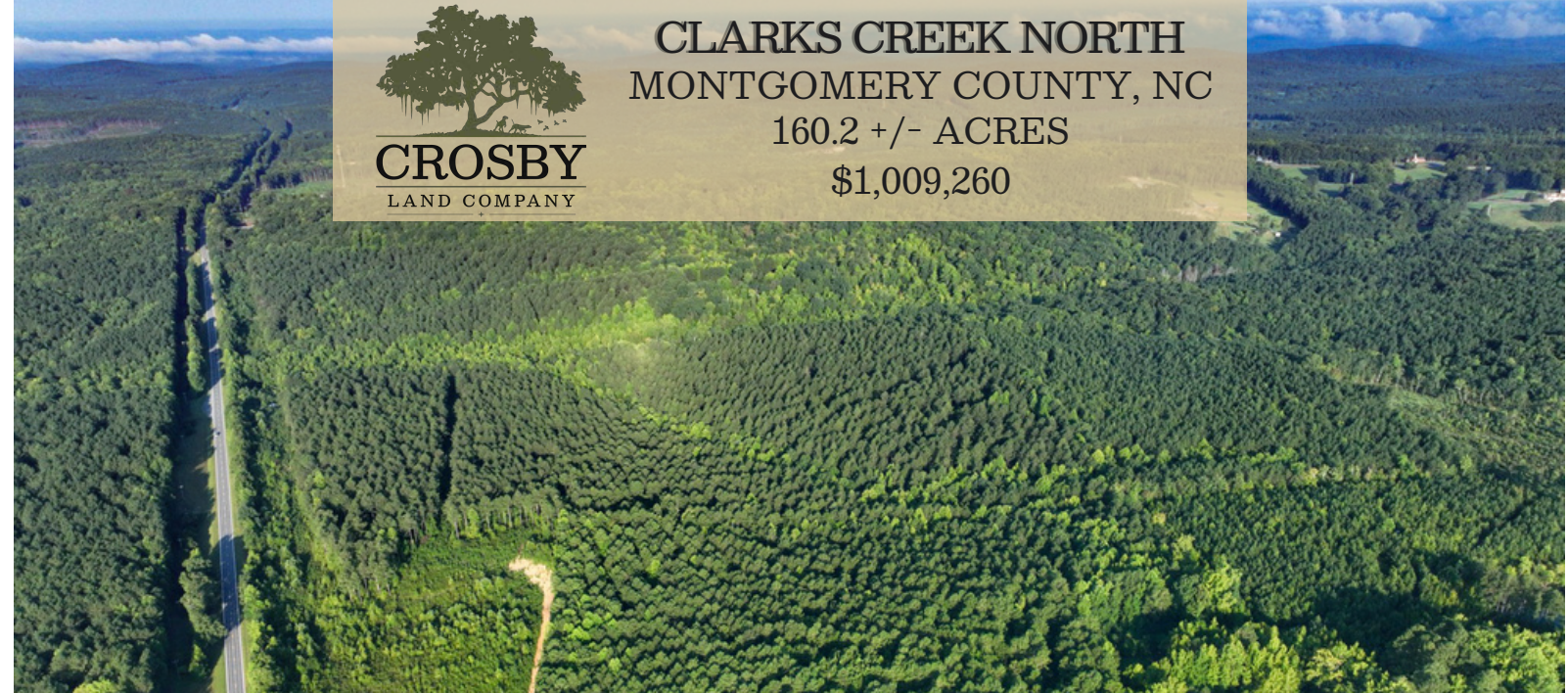




CLARKS CREEK NORTH MONTGOMERY COUNTY, NC

160.2 +/- ACRES

\$1,009,260



PROPERTY DESCRIPTION

Located along NC Highway 24/27 between Albemarle and Troy, Clarks Creek North offers approximately 160.2 +/- acres of well-managed timberland with more than 4,200 feet of highway frontage. Combining substantial timber value, diverse wildlife habitat, creek frontage, recreational features, and a convenient central North Carolina location, the property presents an exceptional opportunity for timberland investors, recreational buyers, hunters, and those seeking a large private rural property with the potential for multiple single-family homesites. Clarks Creek South is one of two separately marketed tracts comprising the 315.7 +/- acre Clarks Creek Offering. The properties may be purchased individually, and the seller will also consider offers for the entire offering.

The property is conveniently located less than 20 minutes from downtown Albemarle and approximately an hour from both the Charlotte I-485 corridor and Pinehurst. Its location provides convenient access to the growing Charlotte metropolitan area while retaining the privacy and rural character of Montgomery County. The property is also situated within the greater Uwharrie region, convenient to Lake Tillery, Uwharrie National Forest, and the numerous outdoor recreational opportunities for which this area is known.

Clarks Creek North features a diverse mix of well-managed loblolly pine plantations ranging in age from approximately 7 to 33 years, providing both substantial current timber value and a range of future management and harvesting opportunities. The timber includes approximately 81-acres planted in 1994 and thinned in 2022, 22-acres planted in 1998 and thinned in 2019, 10-acres planted in 2005, and 9-acres planted in 2020. This diversity of age classes provides a desirable combination of mature timber and younger growing stands, allowing a future owner to benefit from both near-term and long-term timber management opportunities.

Complementing the pine plantations are attractive areas of mature hardwood bottomland associated with Clarks Creek and its tributaries, creating natural travel corridors, cover, and food sources for wildlife while adding significant recreational and aesthetic appeal. A ¾-acre pond and an approximately 1-acre pond further enhance the property by providing reliable water sources for deer, turkey, and other wildlife. Together, the varied pine age classes, hardwood bottomlands, creek corridors, and ponds create a diverse habitat structure that enhances the property's recreational and wildlife-management potential.

With its combination of well-managed timber, diverse wildlife habitat, extensive highway frontage, creek frontage, ponds, recreational attributes, and convenient proximity to Albemarle and the Charlotte region, Clarks Creek North is well-suited for use as a timberland investment, hunting and recreational property, private estate, or long-term land investment with future development potential.

The property is currently enrolled in the Montgomery County Present-Use Value program for forestry, which provides reduced property taxes. The buyer will be responsible for any deferred or rollback taxes that may become due if the property becomes ineligible for the program following transfer.

PROPERTY FEATURES:

- Ponds
- Road Frontage
- Timber Investment
- Development Potential
- Marketable Timber Value
- Secluded Setting with Accessibility

DIRECTIONS:

Copy and paste the following GPS coordinates into your mobile navigation app: 35.3160576, -79.9790485

CONTACT

Philip Mead

O: 843.782.5700 - M: 336.653.8839

Email: philipmead@crosbylandco.com

www.CrosbyLandCo.com