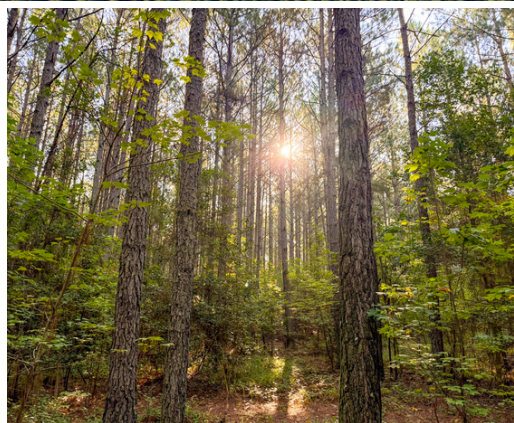




CLARKS CREEK SOUTH MONTGOMERY COUNTY, NC

155.5 +/- ACRES

\$1,010,750



PROPERTY DESCRIPTION

Located along NC Highway 24/27 between Albemarle and Troy, Clarks Creek South offers approximately 155.5 +/- acres of well-managed timberland with more than 3,200 feet of highway frontage. Combining mature timber, substantial creek frontage, excellent 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 South is predominantly comprised of well-managed, approximately 32-year-old loblolly pine plantation, providing substantial current timber value and the opportunity for a future owner to recapture a portion of the property's acquisition cost through timber management and harvesting. The mature pine stands also provide an attractive setting, privacy, and excellent wildlife habitat throughout much of the property.

Complementing the pine timber are attractive areas of mature hardwood bottomland associated with Clarks Creek and its tributaries. These natural corridors add significant recreational and aesthetic appeal while providing valuable habitat for deer, turkey, and other wildlife.

With its combination of mature timber, extensive highway frontage, creek frontage, recreational attributes, and convenient proximity to Albemarle and the Charlotte region, Clarks Creek South 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:

- 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: 35.312960, -79.988445

CONTACT

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