

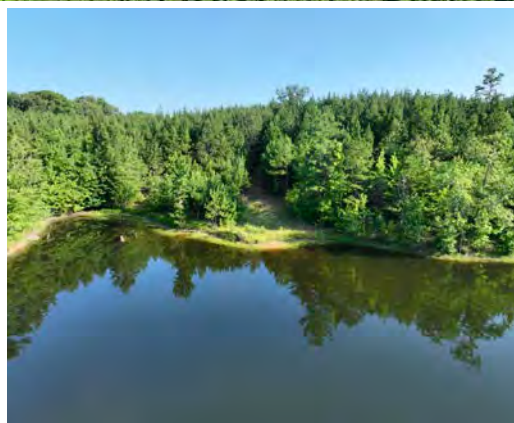


CANTERWOODS GETAWAY

MONTGOMERY COUNTY, NC

94.8 +/- ACRES

\$750,500



PROPERTY DESCRIPTION

Located in western Montgomery County, North Carolina, Canterwoods Getaway consists of approximately 94.8± acres just minutes from the Uwharrie National Forest, Lake Tillery, and only 16 minutes from downtown Albemarle. Conveniently situated with extensive frontage along both NC Highway 73 and Zion Church Road, the property offers outstanding accessibility while maintaining privacy and seclusion. Its location near the intersection of NC Highway 24/27 and NC Highway 73 also provides convenient access to the greater Charlotte area. With more than three-quarters of a mile of frontage along paved, state-maintained roads, the property is well suited for a permanent residence, weekend retreat, recreational cabin, or long-term investment.

Professionally managed for both timber production and recreation, the property features a well-established 13-year-old loblolly pine plantation that is approaching the stage where it may be suitable for a commercial thinning, offering the potential for future timber income. In addition to its long-term timber value, the plantation provides excellent wildlife habitat, making the property ideal for hunting, outdoor recreation, and sustainable forest management.

The centerpiece of the property is an attractive 2.5± acre pond offering excellent fishing, scenic views, and a beautiful setting for a future homesite. Whether relaxing by the water, entertaining family and friends, or simply enjoying the peaceful surroundings, the pond creates an exceptional focal point for the property.

Also located on the property is the former homesite of a previous owner, which includes a mobile home, utility connections, and several storage buildings. These improvements are currently used by the hunting club for storage and gatherings and are being sold strictly AS IS, WHERE IS, with all faults. Public water is available along the road frontage, further enhancing the property's appeal for future residential use, subject to applicable approvals and utility availability.

Whether you are searching for a private homesite, a recreational retreat, a timber investment, or a high-quality hunting property, Canterwoods Getaway offers exceptional versatility. The property is currently zoned R-2 (Low-to-Medium Density Residential). While no representations are made regarding future development, the property's road frontage, configuration, and zoning may provide subdivision potential, subject to governmental approvals and applicable regulations.

The property is currently enrolled in the Montgomery County Present-Use Value (PUV) forestry program, which provides reduced 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 Pond
- Road Frontage
- Future Homesite
- Timber Investment
- Recreational Retreat
- Development Potential
- Secluded Setting with Accessibility

DIRECTIONS:

Paste the following GPS coordinates into your mobile navigation app (Google Maps, Apple Maps, etc.): 35.2734090, -80.0460269

CONTACT

Philip Mead

O: 843.782.5700 - M: 336.653.8839

Email: philipmead@crosbylandco.com

www.CrosbyLandCo.com