

**76.06 acres of Timber/Recreation/Homestead Land For
Sale in Montgomery County, NC!**
Off Chip Road
Mount Gilead, NC 27306

\$471,900
76.060± Acres
Montgomery County



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Mount Gilead, NC / Montgomery County

SUMMARY

Address

Off Chip Road

City, State Zip

Mount Gilead, NC 27306

County

Montgomery County

Type

Hunting Land, Timberland, Recreational Land, Business Opportunity

Latitude / Longitude

35.2754 / -79.8907

Acreage

76.060

Price

\$471,900

Property Website

<https://www.mossyoakproperties.com/property/76-06-acres-of-timber-recreation-homestead-land-for-sale-in-montgomery-county-nc-montgomery-north-carolina/83987/>



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PROPERTY DESCRIPTION

For immediate assistance with this listing call Jimmy Underwood at [980-734-8065](tel:980-734-8065).

76.06 Acres - Loblolly Pine Timberland - Internal Road - Food Plot - Deer and Turkeys! Call Jimmy Underwood at [980-734-8065](tel:980-734-8065) to schedule a showing today!

This exceptional timber and recreation tract in the heart of Montgomery County offers a variety of possibilities. The property is situated between Mt. Gilead, Troy, Biscoe and Candor and exemplifies the rural lifestyle that so many people are searching for. As you drive through the gated entrance, the existing road takes you through the majority of the property to an open field on the western side of the parcel. Loblolly pines are found throughout most of the property as well as occasional, mixed hardwoods. There is an intermittent creek that crosses the property about a third of the way going west from the entrance. With its rolling topography, tall pines and thriving wildlife habitat, this beautiful property offers the tranquility and slower pace of life that folks are so desperately craving. The wildlife is plentiful here with deer, turkeys and small game being seen on the property frequently. The excellent wildlife habitat along with areas suitable for food plots, offer outstanding hunting opportunities. Future timber value offers a great return on investment. The property would also make a wonderful spot for a homestead where you could live, hunt and play. Whether you're looking for a long-term investment, a private homestead or a recreation tract, this property is the perfect place for your country lifestyle dreams to come true.

Property Notes:

- 76.06 timber, recreation, homestead property
- Mature trees that were thinned several years ago in the front part of the property and 23 year old trees that have been thinned on the rest of the property
- Internal road
- Gated entrance
- Access from Chip Road, a county maintained paved road
- Intermittent creek on the property
- Abundant wildlife: deer, turkey and small game
- Centrally located between Mt. Gilead, Troy, Biscoe and Candor
- Rural seclusion with easy access to surrounding towns and I73-74
- 6.8 miles to Troy
- 11 miles to Mount Gilead
- 11 miles to Candor
- 12 miles to Biscoe
- 33 miles to Asheboro
- 64 miles to Charlotte
- 65 miles to Greensboro

Showings are by appointment only and require 24 hours notice. Do not enter the property without a licensed real estate agent present. For more information on this and other land for sale in Montgomery County, contact Jimmy Underwood at [980-734-8065](tel:980-734-8065) or by email at jimmyunderwood@mossyoakproperties.com, or visit landandfarmsrealty.com.



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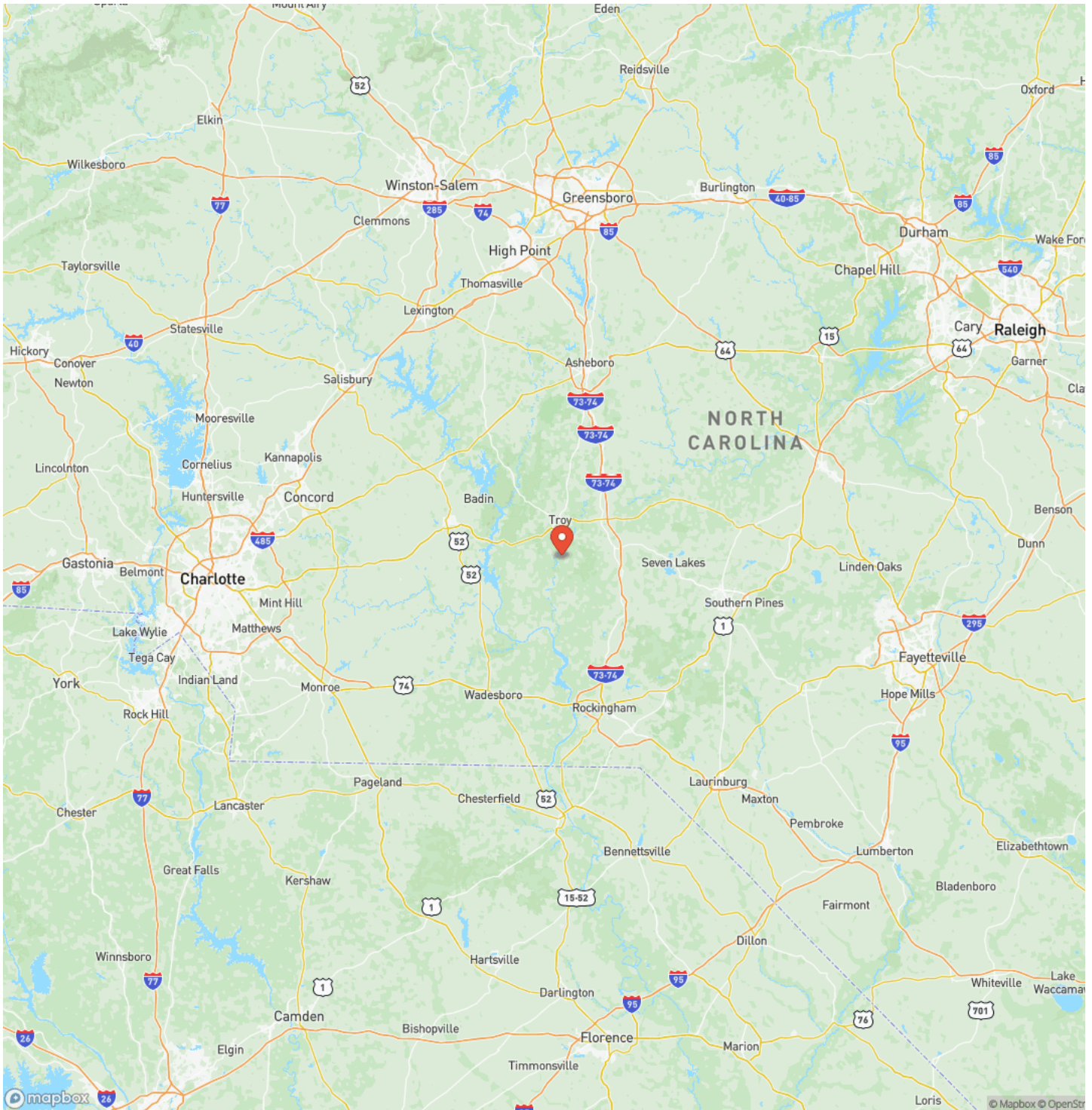


Locator Map



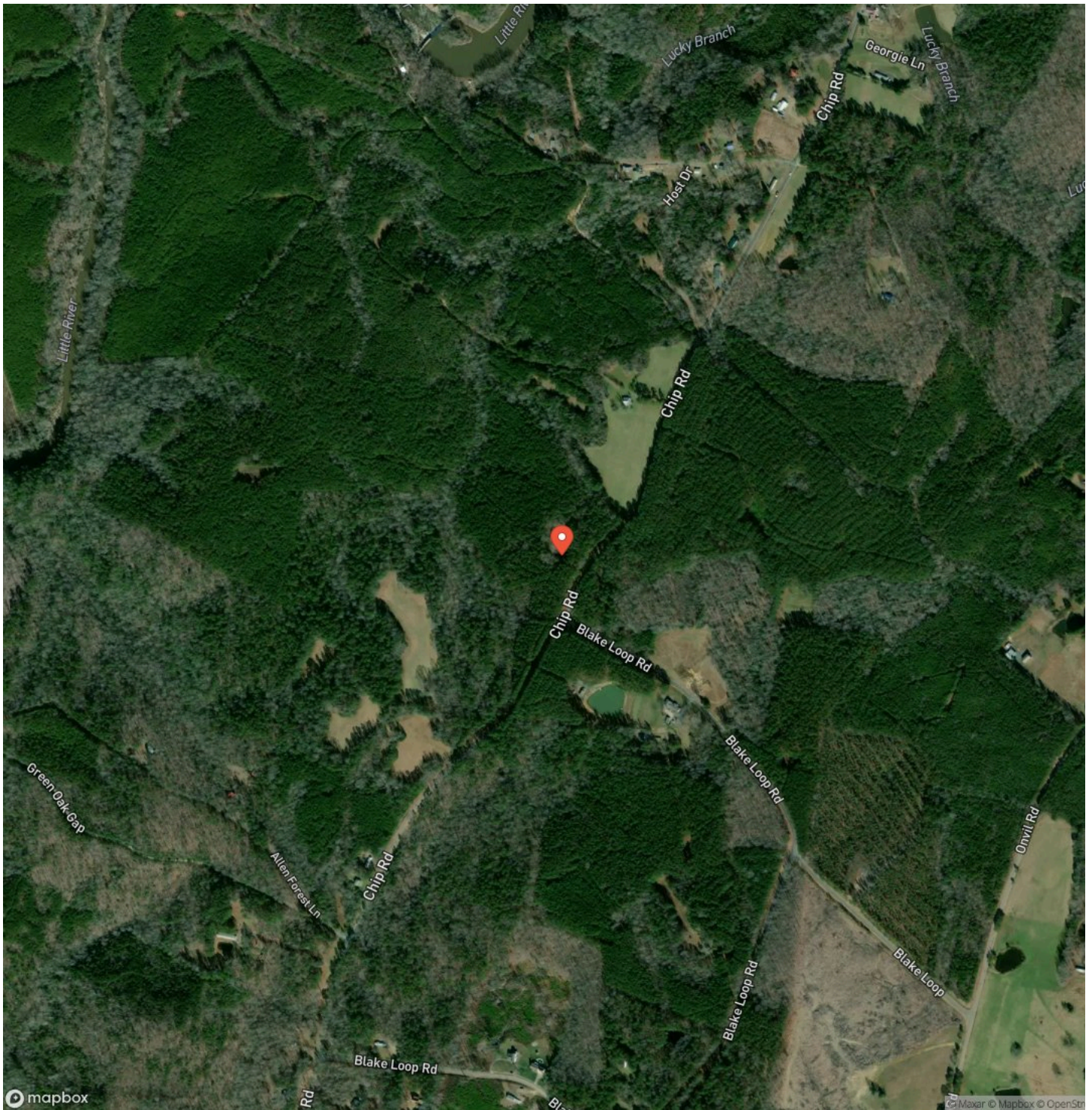
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Locator Map



76.06 acres of Timber/Recreation/Homestead Land For Sale in Montgomery County, NC!
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Jimmy Underwood

Mobile

(980) 734-8065

Office

(844) 480-5263

Email

jimmyunderwood@mossyoakproperties.com

Address

626 Lewis Road

City / State / Zip

NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
www.landandfarmsrealty.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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