

PROPERTY FOR SALE



Selling Office

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**Blevins Tract
Wilkes County, NC
MLS # 1164527**

December 2024

Listed Price:	\$ 250,000.00
Acreage:	Approximately 57.95 Acres +/-
Deed Description:	Deed Book 1334, Page 244
Property for Sale:	Tract 1 and Tract 2 of the above-described real property.
Tax Record Number:	Parcels #0900899, 0900900
NC Pin Number:	3808-88-6993, 3808-89-9562
2024 Tax Valuation:	\$ 226,810.00
2024 Ad Valorem Taxes:	\$ 458.92 (<i>Reflects use value on woodland</i>)
Directions to property:	From US Hwy 421, Turn onto Boone Trail near South Prong Lewis Fork Creek and go approximately 1.8 miles: turn left onto Buggie Lane, a private road, and go approximately 0.1 mile to Blevins property.
Land Description:	This is a wooded tract, with about 1.5 acres cleared for a hayfield, not fenced. Legal access to the property is via a 20' wide right of way along Buggie Lane. There is no road maintenance agreement. The property has an abandoned house (about 12 years), and the owner makes no representation about the condition of the house or other improvements.
School Districts:	Mt. Pleasant Elementary West Wilkes Middle School West Wilkes High School
Fire District:	Champion
Zoning:	R-1
Timber:	Timber last harvested 2010-2012. Natural regeneration of hardwoods and white pine.