

# PROPERTY FOR SALE



## Selling Office

Forestland Consultants, Inc.

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**Jerry Huffman and Ann Huffman**  
Wilkes County, NC

**October 2023**

**Listed Price:** \$ 220,000.00

**Acreage:** Approximately 87.46+/- Acres

**Deed Description:** Deed Book 831, Page 088

**Property for Sale:** All of the above described real property.

**Tax Record Number:** Parcel #2002170

**NC Pin Number:** 3924-34-1716

**2023 Tax Valuation:** \$ 204,920.00

**2022 Ad Valorum Taxes:** \$ 139.62 (Reflects use value deferment)

**Directions to property:** From Millers Creek go north on Hwy. 16; turn right on Old Highway 16; right on Vannoy Rd.; left on Sheets Gap Rd.....property is on west side of Sheets Gap Road directly across from Wilbar Fire Dept. Sheets Gap Station.

**Land Description:** All woodland mountain property. Good mountain spring branch runs through tract. Steep slopes with good views. Good road frontage and existing road through property. Timber cutover in 2000. Lots of good building sites. Great tract for mountain recreation, hunting, hiking, 4-wheeling, etc. Land suitable for residential, sub-development, timber.

**Improvements:** There are two gravel roads, with deeded right of ways, that go through the Huffman tract to access neighbors' properties.

**Buildings:** None

**School Districts:** Millers Creek Elementary  
West Wilkes Middle School  
West Wilkes High School

**Fire District:** Wilbar

**Zoning:** No deed restrictions, mobile homes allowed

**Timber:** Timber cutover in 2000