

PROPERTY FOR SALE



Selling Office

Forestland Consultants, Inc.

Jeff Pardue

P.O. Box 807

Wilkesboro, NC 28697

Office: 336-667-4424

Cell: 336-957-6011

www.ForestlandConsultants.com

Sarah L. Laws
Wilkes County, NC
MLS #1133429

February 2024

Listed Price: \$ 380,000.00

Acreage: Approximately 72.96+/- Acres

Deed Description: Deed Book 1275, Page 361

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

Tax Record Number: Parcel #0300550

NC Pin Number: 3825-20-0795

2023 Tax Valuation: \$ 216,120.00

2023 Ad Valorem Taxes: \$ 544.31 (reflects present use value)

Directions to property: Located on both sides of High Rock Road. Use the address 1971 High Rock Road (house across the road) to navigate to the tract using GPS.

Land Description: Good access on both sides of High Rock Road. Pond. About 8-9 acres of cleared land, most of which is fenced. Large stream on south side of property. Good building sites on both sides of the road.

Improvements: Fenced pasture, pond

Buildings: Two hay sheds.

School Districts: Boomer Ferguson Elementary
Central Wilkes Middle School
Wilkes Central High School

Fire District: Boomer

Zoning: R1 - No deed restrictions, mobile homes allowed

Timber: Timber harvested selectively on the north side in 2021. Timber harvested on the south side in 2019. Approximately 9+ acres of 16–18-year-old planted white pines.