

## PROPERTY FOR SALE



### Selling Office

**Forestland Consultants, Inc.**

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**P.O. Box 807**

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**[www.ForestlandConsultants.com](http://www.ForestlandConsultants.com)**

**Key Family Living Trust**

**Sand Ridge Road Tract**

**Wilkes County, NC**

**MLS #1026302**

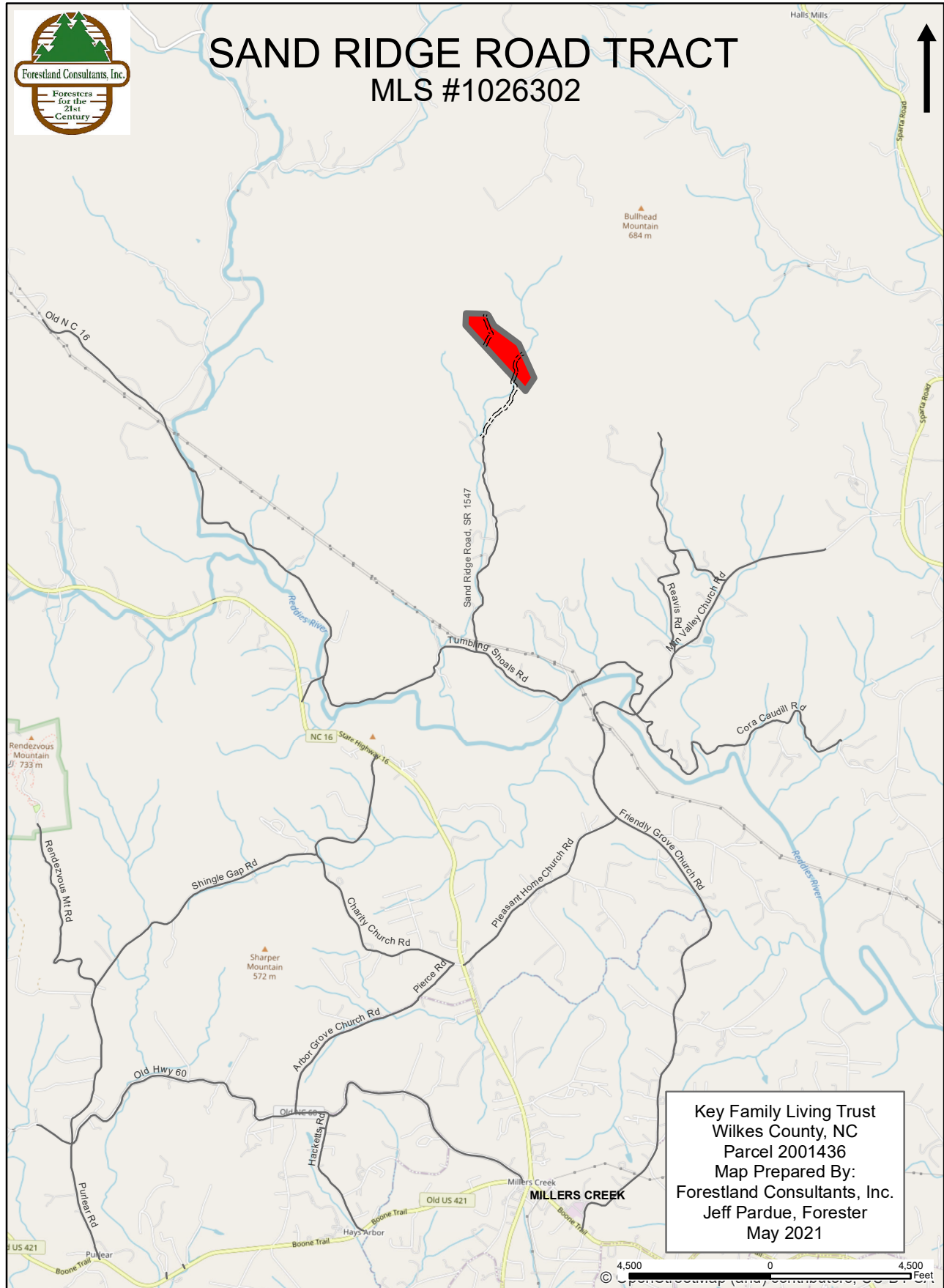
**May 2021**

<b>Listed Price:</b>	\$ 180,000.00
<b>Acreage:</b>	Approximately 46.68 Acres +/-
<b>Deed Description:</b>	Deed Book 1299, Page 0017
<b>Property for Sale:</b>	All of the above described real property.
<b>Tax Record Number:</b>	Parcel # 2001436
<b>NC Pin Number:</b>	3932-81-9823
<b>2020 Tax Valuation:</b>	\$ 110,230.00
<b>2020 Ad Valorem Taxes:</b>	\$ 63.16 ( <i>Reflects use value</i> )
<b>Directions to property:</b>	From the end of Sand Ridge Rd, take private road eastward for approximately 0.4 mile, with the last 0.1 mile requiring 4-wheeler or walking along the old road.
<b>Land Description:</b>	Nice mountain property with deeded right-of-way on existing old road. Work needed on access route, but priced accordingly. Beautiful Tumbling Shoals Creek flows through the property. Good building site. This property is only for those that want privacy.
<b>School Districts:</b>	Millers Creek Elementary  West Wilkes Middle School  West Wilkes High School
<b>Fire District:</b>	Millers Creek
<b>Zoning:</b>	R-1
<b>Timber:</b>	Strong timber values



# SAND RIDGE ROAD TRACT

## MLS #1026302



Key Family Living Trust  
Wilkes County, NC  
Parcel 2001436  
Map Prepared By:  
Forestland Consultants, Inc.  
Jeff Pardue, Forester  
May 2021





# MLS #1026302 Sand Ridge Road Tract



## Legend

- ==== Road
- Sand Ridge Road SR1547
- Stream
- Property Boundary

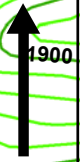
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NCDOT GIS Unit, Esri, and other contributors, and the  
500 1,000 Feet





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**Jeff Pardue, Forestry Consultant**

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**KEY FAMILY LIVING TRUST TRACT**

**WILKES COUNTY, NC**

**January 15, 2016**

**ACREAGE: Approximately 46.7 Acres**

Methods: In January 2016, a systematic timber inventory was conducted on the Tony Key 46.7 acre tract. The timber inventory utilized 52 variable plot sampling points. The conclusions of sawtimber and pulpwood volumes are shown below. Sawtimber volumes are expressed in International 1/4" Log Rule; pulpwood volumes are expressed in tons.

**SAWTIMBER:**

ASH	7,100	Bd. Ft.
BLACK OAK	20,200	Bd. Ft.
CHESTNUT OAK	89,800	Bd. Ft.
HEMLOCK	14,000	Bd. Ft.
HICKORY	19,300	Bd. Ft.
NORTHERN RED OAK	9,700	Bd. Ft.
RED MAPLE	40,700	Bd. Ft.
SCARLET OAK	48,300	Bd. Ft.
VIRGINIA PINE / PITCH PINE	23,700	Bd. Ft.
WHITE OAK	17,400	Bd. Ft.
WHITE PINE	65,500	Bd. Ft.
YELLOW POPLAR	230,500	Bd. Ft.
MISCELLANEOUS	38,800	Bd. Ft.

**TOTAL SAWTIMBER: 625,000 Bd. Ft.**

**PULPWOOD:**

*(includes topwood)*

Pulpwood 1,326 Tons

**TOTAL PULPWOOD: 1,326 Tons**