PROPERTY FOR SALE

Selling Office
Forestland Consultants, Inc.
Jeff Pardue
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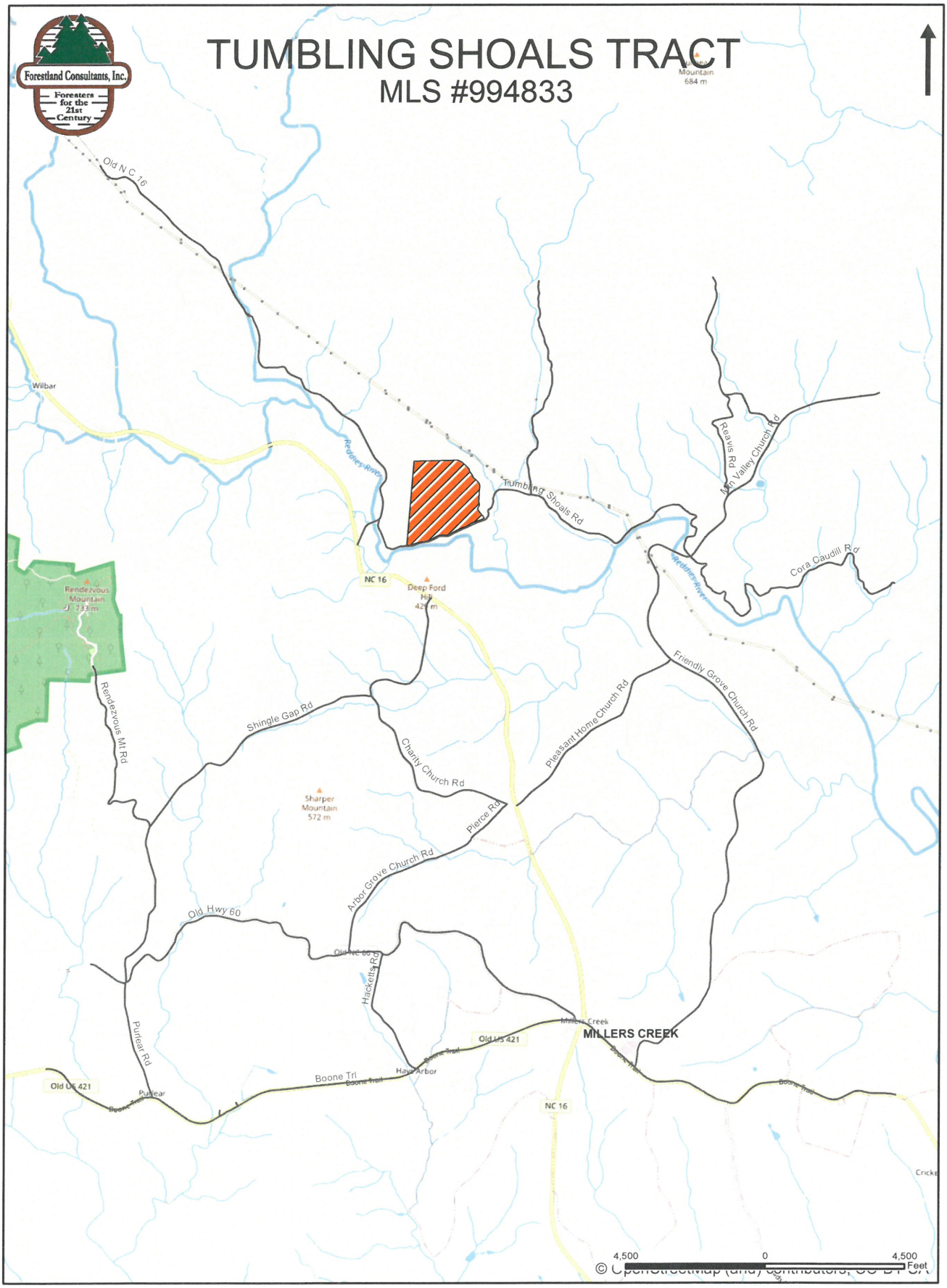
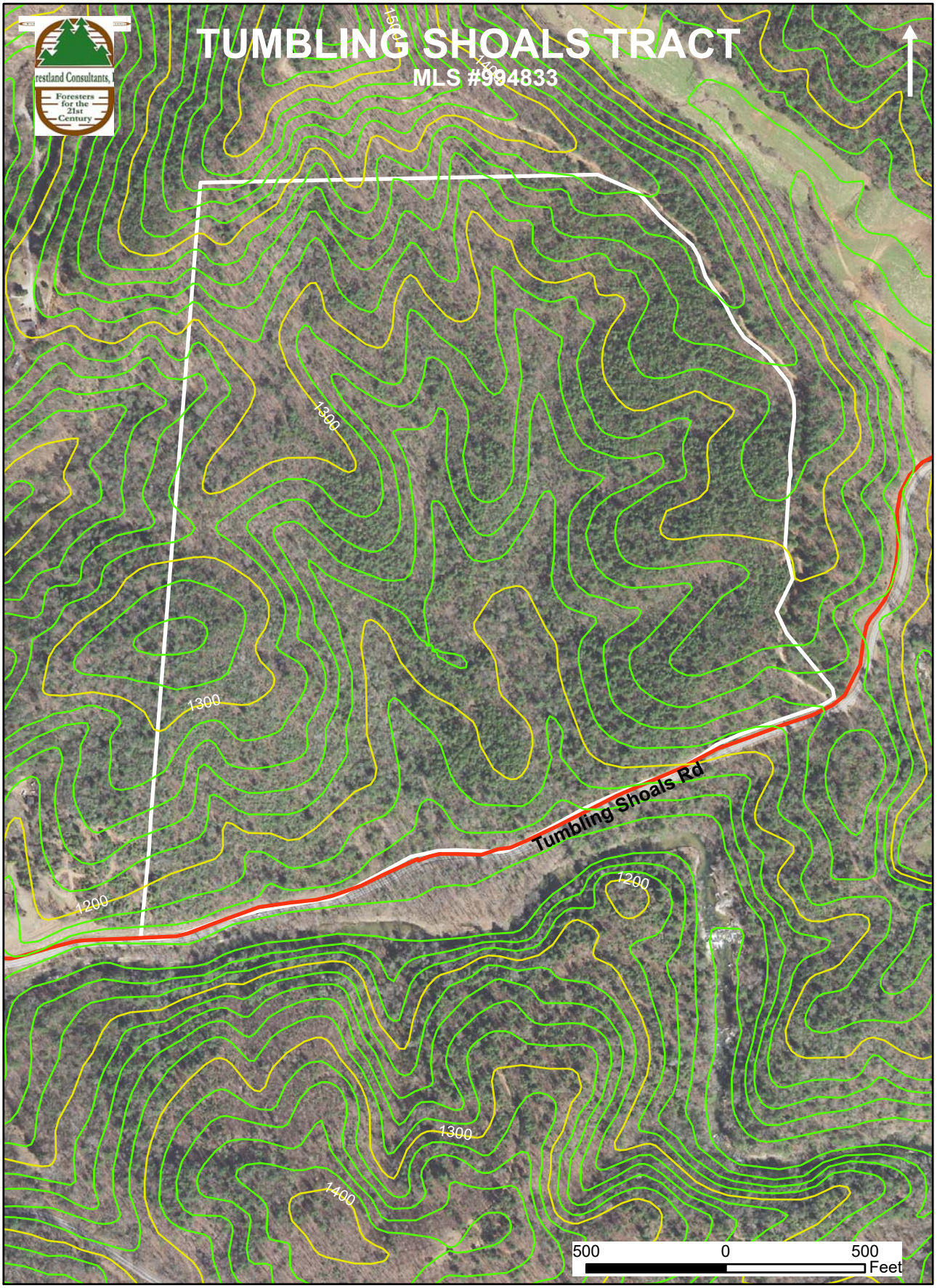
Cell: 336-957-6011
www.ForestlandConsultants.com

Brenda Colvard-Debra Tolson-Wade Colvard
Tumbling Shoals Tract
Wilkes County, NC
MLS # 994833
September 2020

Listed Price:	$ 300,000.00
Acreage:	Approximately 116.13 Acres +/-
Deed Description:	Deed Book 569, Page 425; Deed Book 962, Page 290
Property for Sale:	All of the above described real property.
Tax Record Number:	Parcel # 2000285, 2000176
NC Pin Number:	3931-52-0290, 3931-40-4872
2020 Tax Valuation:	$ 448,300.00
2020 Ad Valorum Taxes:	$ 3,496.74
Directions to property:	From Millers Creek, go north on NC Hwy 16; after going down Deep Ford Hill, turn rt onto Old Hwy 16 and cross Reddies River; turn rt onto Tumbling Shoals Rd and go approximately 0.6 mile to the property which lies on the north, or left side of Tumbling Shoals Rd
Land Description:	Beautiful rural timberland. Property has long road frontage on Tumbling Shoals Rd. Rolling foothills terrain with multiple building sites, all in the viewshed of the Reddies River. This is a hunter's dream with a strong deer herd and plenty of turkey and other wildlife for hunting and viewing. Nearest convenience store is about a 5-minute drive, and 20 minutes or less into the Wilkesboros.
School Districts:	Millers Creek Elementary West Wilkes Middle School West Wilkes High School
Fire District:	Wilbar
Zoning:	R1
Timber:	Timber last harvested in 1992 and reforested in 1993 with planted white pine and natural regeneration of yellow poplar and other hardwoods. These intermediate age timber stands have some merchantable timber now and will have outstanding timber growth in years to come.


TUMBLING SHOALS TRACT
MLS #994833
Forestland Consultants, Inc.
Foresters for the 21st Century
Old N C 16
Wilbar
Rendezvous Mountain
Rendezvous Mt Rd
Shingle Gap Rd
Sharper Mountain
572 m
Deep Ford Hill
NC 16
Tumbling Shoals Rd
Reavis Rd
Mt Valley Church Rd
Cora Caudill Rd
Friendly Grove Church Rd
Pleasant Home Church Rd
Charity Church Rd
Pierce Rd
Arbor Grove Church Rd
Old Hwy 60
Hackett's Rd
Purlear Rd
Old US 421
Boone Trl
Hays Arbor
MILLERS CREEK
4,500
0
4,500
Feet

TUMBLING SHOALS TRACT
MLS #994833
Tumbling Shoals Rd
500
0
500
Feet


TUMBLING SHOALS TRACT
MLS #994833
Tumbling Shoals Rd
1500
1400
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1300
1200
1300
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Feet