

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

Millennium Trust Company Highway 126 (25.04 Acres) Tract

Burke County, NC

MLS # 976131

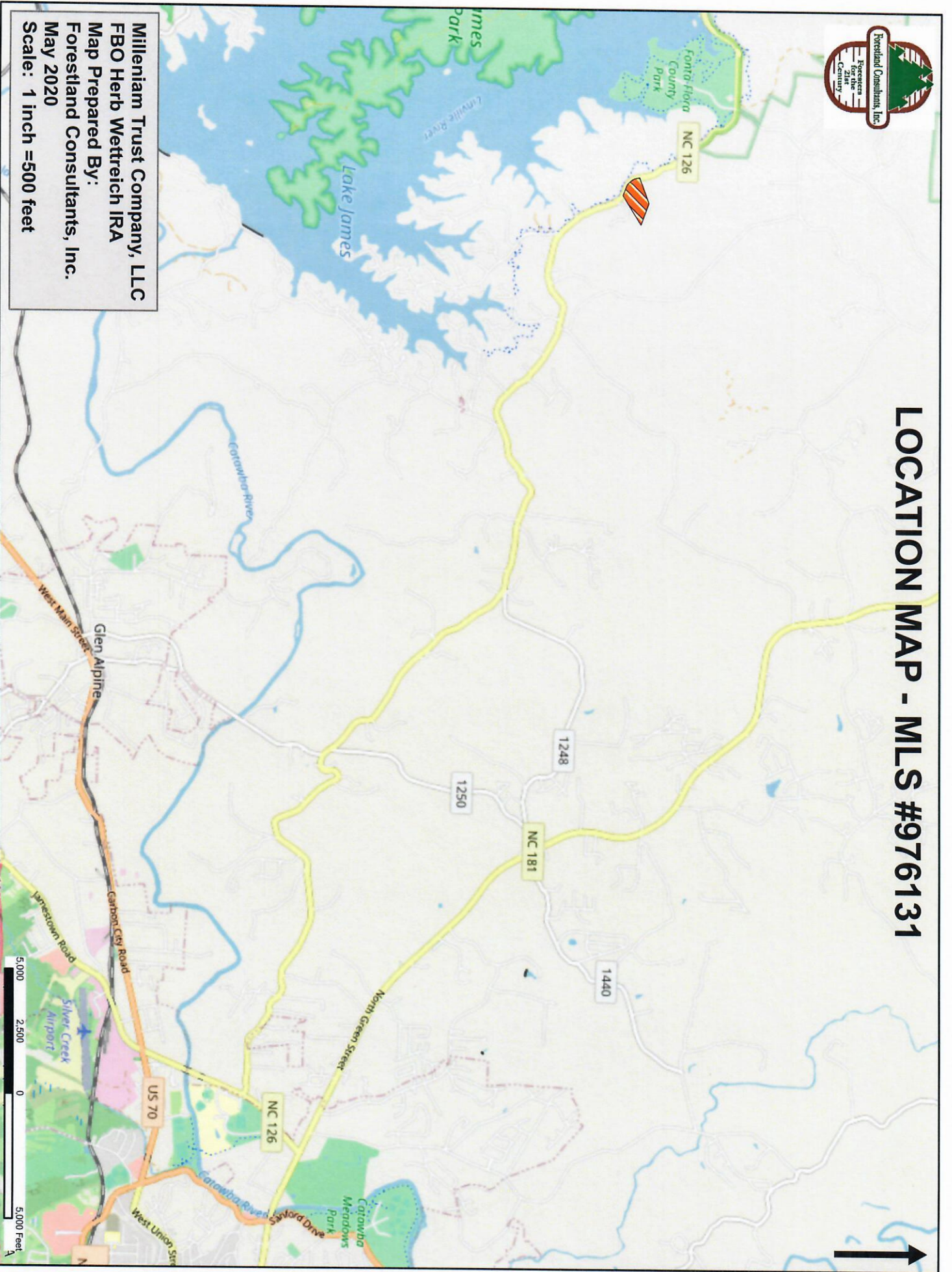
May 2020

Listed Price:	\$ 100,000.00
Acreage:	Approximately 25.04 Acres +/-
Deed Description:	Deed Book 2325, Page 293
Property for Sale:	All of the above described real property.
Tax Parcel:	1755639740
2019 Tax Valuation:	\$321,959.00 *
2019 Ad Valorem Taxes:	2,495.19 *
Directions to property:	From the intersection of NC Highway 126 and Independence Boulevard (at Freedom High School) go west on NC Highway 126 for approximately 8.9 miles to the property on the right, or east side of the road.
Land Description:	This 25.043 ac. is the middle section of a 128.48 ac. tract that has been divided into 3 tracts. Over 1000' frontage on Hwy 126. Broad ridges and relatively gentle terrain. Near Lake James. Perfect for development or single private estate. Zoned CD-L which allows modular homes but no mobile homes. Also, in scenic overlay district of Burke Co. (see zoning ordinance)
School Districts:	Oak Hill Elementary School Table Rock Middle School Freedom High School
Fire District:	Lake James
Zoning:	CD-L
Timber:	The timber was clearcut harvested in winter of 2018-19 and planted with loblolly pine in March 2019.

****This represents tax information for the entire 128.48-acre tract that is being sold in three separate tracts.***



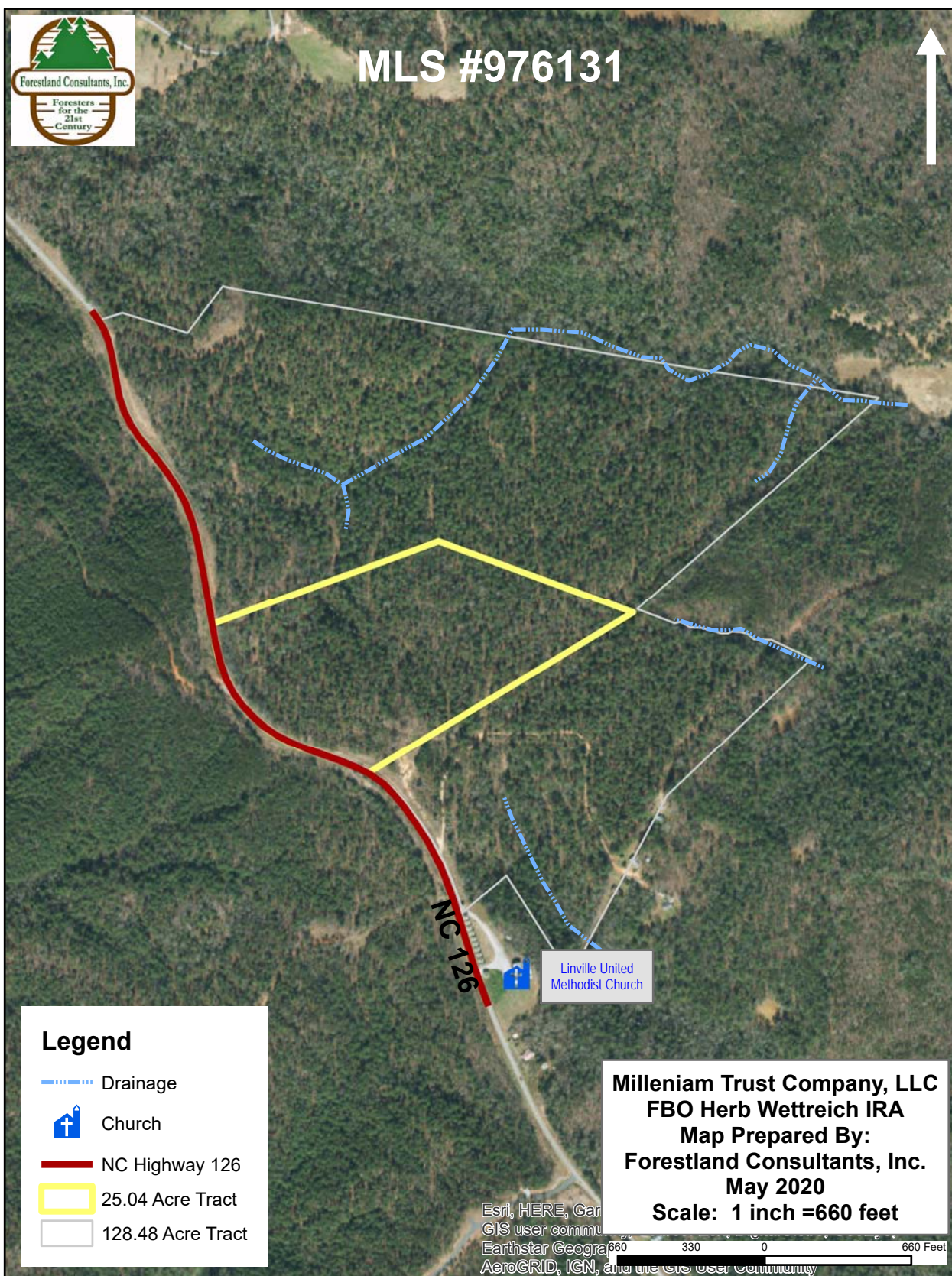
LOCATION MAP - MLS #976131








Milleniam Trust Company, LLC
FBO Herb Wettreich IRA
Map Prepared By:
Forestland Consultants, Inc.
May 2020
Scale: 1 inch = 500 feet



MLS #976131



Legend

-  Drainage
-  Church
-  NC Highway 126
-  25.04 Acre Tract
-  128.48 Acre Tract

Milleniam Trust Company, LLC
FBO Herb Wettreich IRA
Map Prepared By:
Forestland Consultants, Inc.
May 2020
Scale: 1 inch = 660 feet

Esri, HERE, Garmin, GIS user community, Earthstar Geographics, AeroGRID, IGN, and the GIS user community



