



# FOR SALE

## HILL CREEK

±34.4 Acres - \$55,040

Scotland County, NC

American Forest Management, Inc., is pleased to announce the exclusive offering of the Hill Creek tract, located near Wagram, NC.

This is an acreage property in central Scotland County, NC, near the town of Wagram. The entire property is wooded with planted pine and natural timber stands. The trees on the property are pre-merchantable size, and range from ±3-12 years of age. There is a large stream that dissects the property and a small pond/wetland area on one side of the road. This tract is ideal for an acreage home-site, small recreational/hunting property, or timber investment.



### Directions:

The tract is located on both sides of Hill Creek Road, near the town of Wagram, NC. From Wagram, at the intersection of McKay Street and Hill Creek Road, travel north on Hill Creek Road for 4.9 miles. American Forest Management signs are located on the road frontage, on both sides of the road.

A close address is 29947 Hill Creek Road, Wagram, NC 28396.



### CONTACT:

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Broker-In-Charge – Licensed in NC and SC

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All information is assumed to be accurate and substantially correct but no assumptions of liability are intended. Neither the seller nor the agent or representatives warrant the completeness or accuracy of the information. Seller does not guarantee timber volumes, values, acreages (total, woodland/cropland, stand or otherwise), tree ages or the condition and/or function of any improvements, including but not limited to all buildings, machinery, appliances, wells, equipment, livestock and ponds. No representations or warranties are expressed or implied as to the property, its condition, boundaries or logging feasibility. Prospective buyers should satisfy themselves as to the accuracy of this information.

WE'RE IN THIS **TOGETHER**

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