



FOR SALE

LONG PINE WEST

±56.2 Acres - \$522,600

Cabarrus County, NC

American Forest Management, Inc., is pleased to announce the exclusive offering of the Long Pine West Tract, located near Midland, NC.

The Long Pine West Tract is a beautifully-wooded property located just north of Midland in Cabarrus County, NC. The tract has substantial paved road frontage on Jim Sossoman Road with power, phone, and water available at the frontage and additional frontage on Troutman Road along the western boundary. The entire tract is forested in merchantable pine plantation of varied ages. This tract has an internal woods road that provides easy access to the interior. Preliminary soil test has been completed and potential locations for septic drain fields were located, these sites require further review and approvals to become approved septic sites by the county. This tract is located within ±7 miles of I-485, ±20 miles of uptown Charlotte, and ±12 miles of Concord. This location is excellent for investment, acreage homesite, or recreation land close to town. Additional acreage is available on the east side of Jim Sossoman Road. A rare acreage opportunity in a great location.

Directions:

This tract is located in the Midland area of Cabarrus County, easily accessed from HWY 24/27, a main artery between Cabarrus County and Charlotte. From HWY 24/27 (Albemarle Road), travel north on Jim Sossoman Road for approximately 0.8 miles. The tract is located on the left side or west side of the road. Additional road frontage along Troutman Road on the western side of property. See location map under related documents for more information. American Forest Management Signage is at the road frontage along both roads.

A close location for navigation is: 11455 Jim Sossoman Road, Midland, NC 28107

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.



CONTACT:

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WE'RE IN THIS TOGETHER

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