



FOR SALE

BLAIR TRACT

±336.8 Acres - \$907,500

Anson County, NC

American Forest Management, Inc. is pleased to announce the exclusive offering of Blair Tract, located near Wadesboro, NC.

The Blair Tract is a large acreage property in the highly sought after western Anson County, NC. The property is in close proximity to Charlotte, Monroe, Weddington, and Concord areas.

The White Store area is known for high-quality hunting, with White-tailed deer, wild turkey, wild hogs, and waterfowl all present on this property.

The tract has been a managed timberland property for decades, with well-established pine plantations ready for first and second thinning harvest providing early cash flows. The center of the property is a bottomland hardwood forest along Brown Creek. Several beaver ponds are present in the area and provide opportunities for waterfowl hunting.

This is a solid investment property with a lot of diversity in a good location that can be enjoyed on the weekend by many. Mineral rights are reserved and will not convey in the sale. Call to arrange a showing or for more information.

Directions:

The property is located in southwestern Anson County in the White Store community. From HWY 74 in Peachland, turn south onto Lower White Store/Mineral Springs Church Road. Follow for ±6 miles then take a right onto State Road 1228. Follow for ±1 mile. The tract is located on the right. Additional access is available from Webb Road to the northern portions of the property. A close address for GPS navigation is State Rd 1228, Polkton, NC 28135



CONTACT:

Chris Miller

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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