

PROPERTY FOR SALE



Selling Office

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Billy G. Anderson
Treadway Road Tract
Wilkes County, NC
MLS #1238986
October 2026

Listed Price:	\$ 420,000.00
Acreage:	Approximately 70.03 Acres +/-
Deed Description:	Deed Book 1334, Page 180
Property for Sale:	All of the above-described real property.
Tax Record Number:	Parcel # 1103194
NC Pin Number:	3853-76-5534
2026 Tax Valuation:	\$ 399,950.00
2026 Ad Valorem Taxes:	\$ 122.97 (<i>Reflects use value</i>)
Directions to property:	From the intersection of US Highway 421 and NC Highway 16, go south on NC Highway 16 for approximately 8 miles; turn left onto Treadway Road and go approximately 1.1 miles to the Anderson property which is on the right, or west side of the road.
Land Description:	This is a woodland property with an outstanding, beautiful, high elevation upland meadow. Private interior roads provide access to the upland meadow and other property locations. An abandoned old house occupies a good house site at the end of Treadway Road. The property offers privacy, long range views, multiple potential house sites, forestry income, and Brushy Mountain living at its best. The road that goes up to the upland meadow is a deeded right-of-way easement that crosses the neighboring property. This right-of-way easement has a weight restriction of 10,000 pounds. There is also a road and deeded right-of-way easement for the benefit of the neighbor on the west side of the subject property.
School Districts:	Moravian Falls Elementary Central Wilkes Middle School Wilkes Central High School
Fire District:	Moravian Falls
Zoning:	R-1
Timber:	This is old orchard land long since abandoned and now having valuable stands of hardwood sawtimber.