

# PROPERTY FOR SALE



## Selling Office

Forestland Consultants, Inc.

Jeff Pardue

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**Jett's Investments, LLC**

**Green Mountain Tract**

**Caldwell County, NC**

MLS # 921808

March 2019

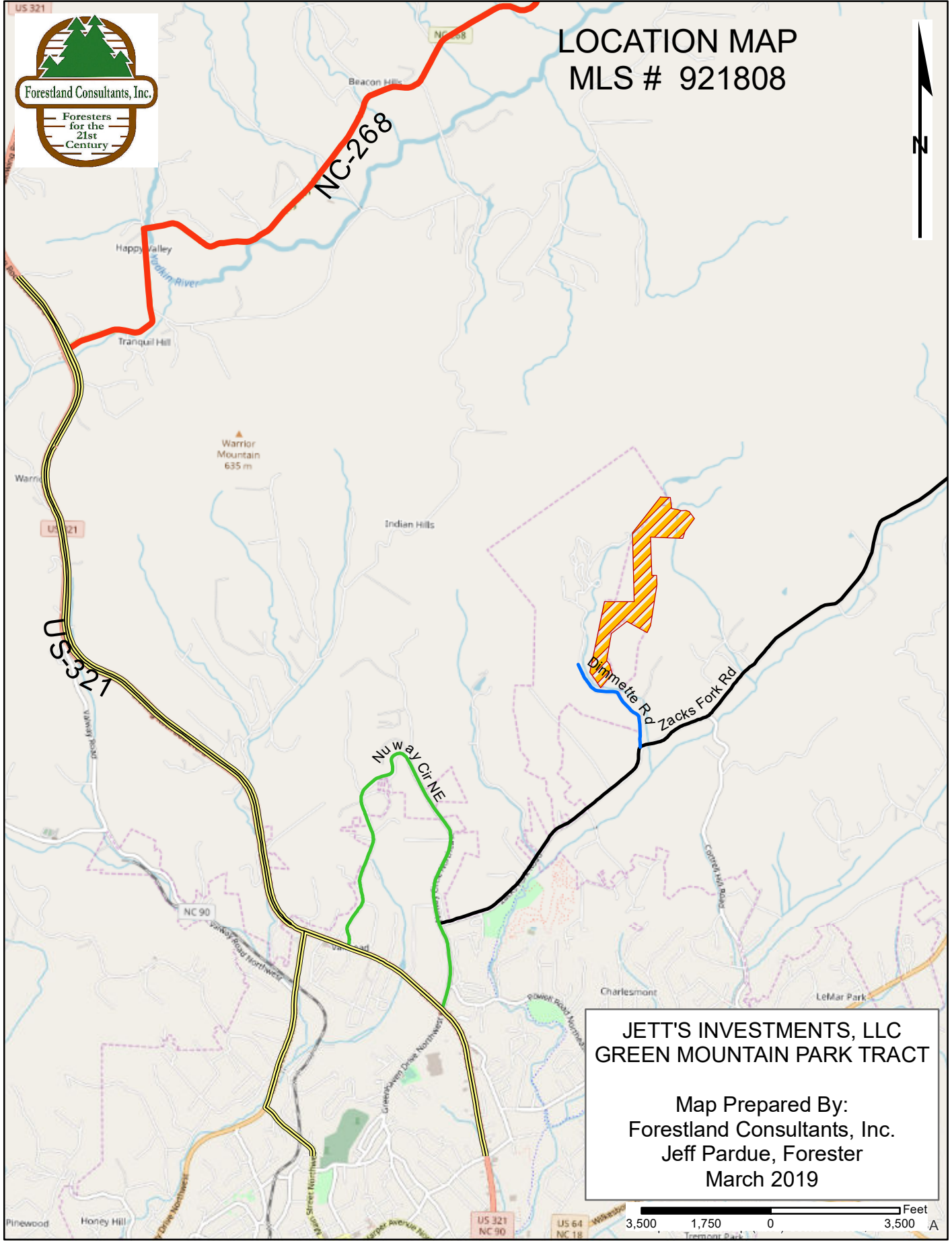
<b>Listed Price:</b>	\$ 251,000.00
<b>Acreage:</b>	Approximately 83.870 Acres +/- . Recent survey of property boundaries.
<b>MLS#</b>	62679
<b>Deed Description:</b>	Deed Book 1322, Page 360
<b>Property for Sale:</b>	All of the above described real property.
<b>Tax Record Number:</b>	Parcel #09152 1 17
<b>NC Pin Number:</b>	2851-65-5108
<b>2019 Tax Valuation:</b>	\$ 192,400.00
<b>2018 Ad Valorem Taxes:</b>	\$138.91 (reflects use value on woodland)
<b>Directions to property:</b>	From US Highway 321 north of Lenoir, turn east onto Nuway Circle NE; turn right onto Zacks Fork Road for 0.6 mile; left onto Dimmette Road; Jett property is across the road from the Green Mountain Park guard house
<b>Land Description:</b>	This is foothills/mountain terrain with substantial timber value. There is a 25 foot wide deeded right of way easement out to Dimmette Road. Adjoins Green Mountain Park. Land has potential for recreational development.
<b>Improvements:</b>	Interior road provides access to main sections of property.
<b>Buildings:</b>	None
<b>School Districts:</b>	Valmead Elementary; Hibriten High School
<b>Fire District:</b>	Valmead
<b>Zoning:</b>	RA 20
<b>Timber:</b>	Predominantly white pine and yellow poplar sawtimber along with other hardwoods. Timber has not been cut in over 30 years. Could be selectively harvested or clearcut harvested with either method providing significant income.

US 321



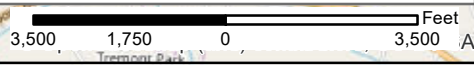
# LOCATION MAP

## MLS # 921808

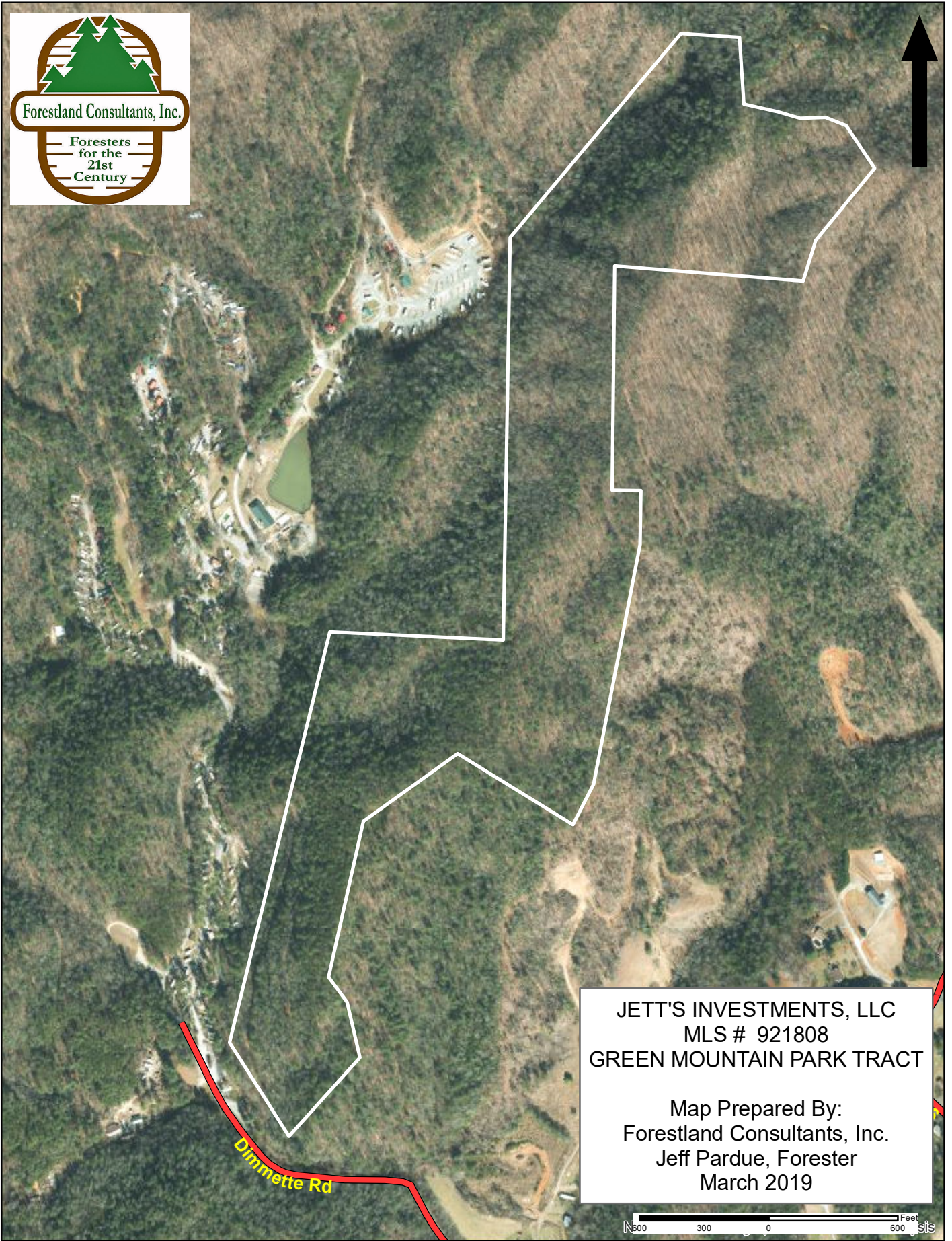


**JETT'S INVESTMENTS, LLC**  
**GREEN MOUNTAIN PARK TRACT**

Map Prepared By:  
 Forestland Consultants, Inc.  
 Jeff Pardue, Forester  
 March 2019

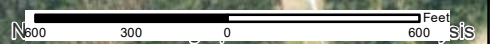




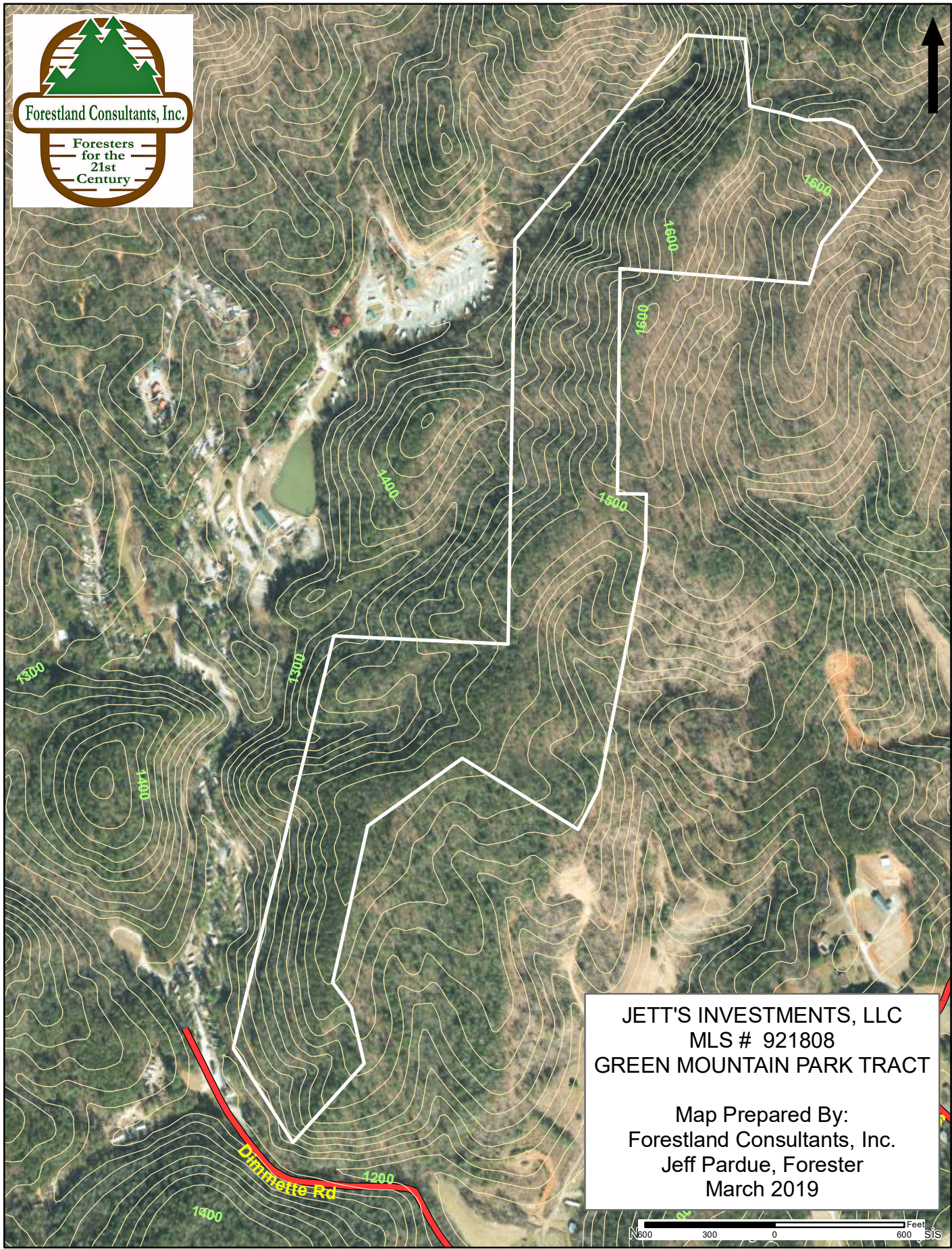


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