

PROPERTY FOR SALE



Selling Office

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Ellen Wilkinson Proctor and Frank E. Proctor

Wilkes County, NC

MLS# 1175424

March 2025

Listed Price:	\$ 210,000.00
Acreage:	Approximately 52.34+/- Acres
Deed Description:	Deed Book 873, Page 366
Property for Sale:	All of the above-described real property.
Tax Record Number:	Parcel #0800060
NC Pin Number:	2992-80-8522
2024 Tax Valuation:	\$177,160.00 (2025 Re-Valuation - \$94,540.00)
2024 Ad Valorum Taxes:	\$ 81.62 (Reflects use value deferral)
Directions to property:	From Millers Creek, go west on Old US Hwy 421 (Boone Trail Rd); turn right onto Parsonville Road and go approximately 4.8 miles; turn right onto Big Ivy Rd and go approximately 3.8 miles to the Proctor tract on the left or west side of the road.
Land Description:	This tract is undeveloped, vacant land. There are several potential building sites suitable for the construction of a mountain home. There are springs and spring branches and abundant wildlife. Neighbor has rights to a spring located on the Proctor property.
Improvements:	Soil road that leads from Big Ivy Road provides access to interior of property.
Buildings:	None
School Districts:	Millers Creek Elementary West Wilkes Middle School West Wilkes High School
Fire District:	Wilbar
Zoning:	R1
Timber:	All of the property is forest land. The timber was last harvested around 1987-88. White pine plantation established on approximately 25 acres. The white pines could be harvested now or left to grow for 5-15 years. The remaining areas are naturally regenerated hardwoods. The timber in the hardwood areas is not considered merchantable at this time, but these areas are nice open-understory forests.