

# PROPERTY FOR SALE



## *Selling Office*

**Forestland Consultants, Inc.**

**Jeff Pardue**

**P.O. Box 807**

**Wilkesboro, NC 28697**

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[www.ForestlandConsultants.com](http://www.ForestlandConsultants.com)

**William L. Brown**

**Wilkes County, NC**

**MLS # 921953**

**March 2019**

**Listed Price:** \$ 100,000.00

**Acreage:** Approximately 25.2 Acres +/-

**Deed Description:** Deed Book 985, Page 281

**Property for Sale:** Unrestricted woodland that could easily be divided for several homesites or utilized for one home with lots of privacy. The good topography allows for easy access to all parts of the property. All of the land is forestland. A logging road provides access into the interior of the tract.

**Tax Record Number:** Parcel # 0601820

**2019 Tax Valuation:** \$ 79,640.00

**2019 Ad Valorem Taxes:** \$ 53.70 (reflects use value)

**Directions to property:** From Highway 268 in Roaring River, go north on White Plains Road approximately 2.3 miles; turn right on Poplar Springs Road and go approximately 0.4 mile; turn right on North Ridge Road and quickly turn right on Waddell Road; go approximately 0.3 mile to Brown property on left or east side of the road.

**Buildings:** None

**School Districts:** Roaring River Elementary  
East Wilkes Middle School  
East Wilkes High School

**Fire District:** Roaring River

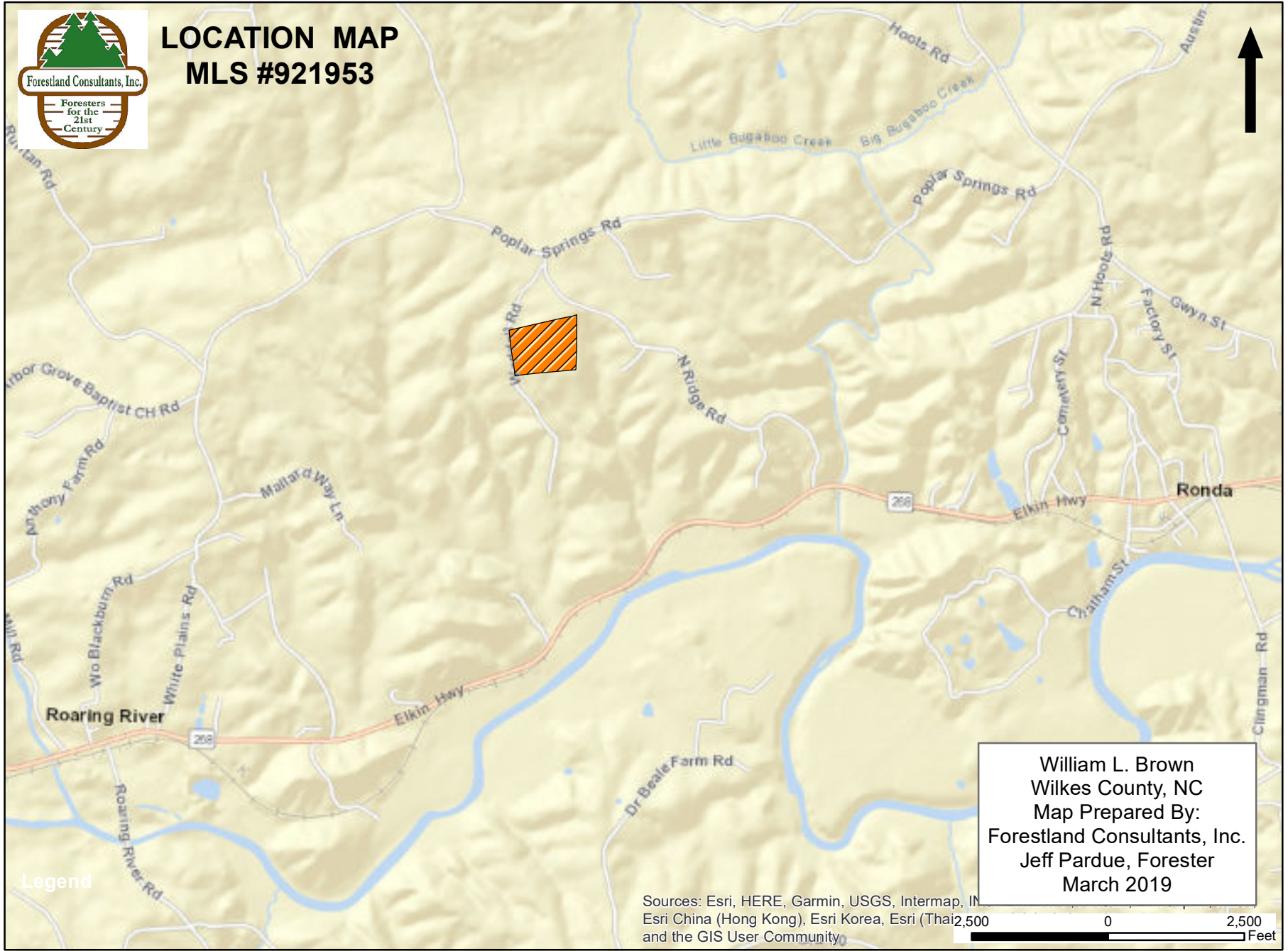
**Suitable Use:** Residential, Sub-development, Timber, Single Family, Fishing, Hunting or Gameland

**Timber:** Timber was selectively harvested in 2008 by a professional forester and skilled logging crew. There is good growing stock and young merchantable timber on all of the property.



# LOCATION MAP

## MLS #921953



William L. Brown  
Wilkes County, NC  
Map Prepared By:  
Forestland Consultants, Inc.  
Jeff Pardue, Forester  
March 2019

Sources: Esri, HERE, Garmin, USGS, Intermap, IN  
Esri China (Hong Kong), Esri Korea, Esri (Thai), Esri  
and the GIS User Community



Legend



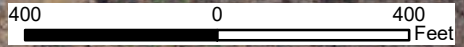
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Maddell Rd

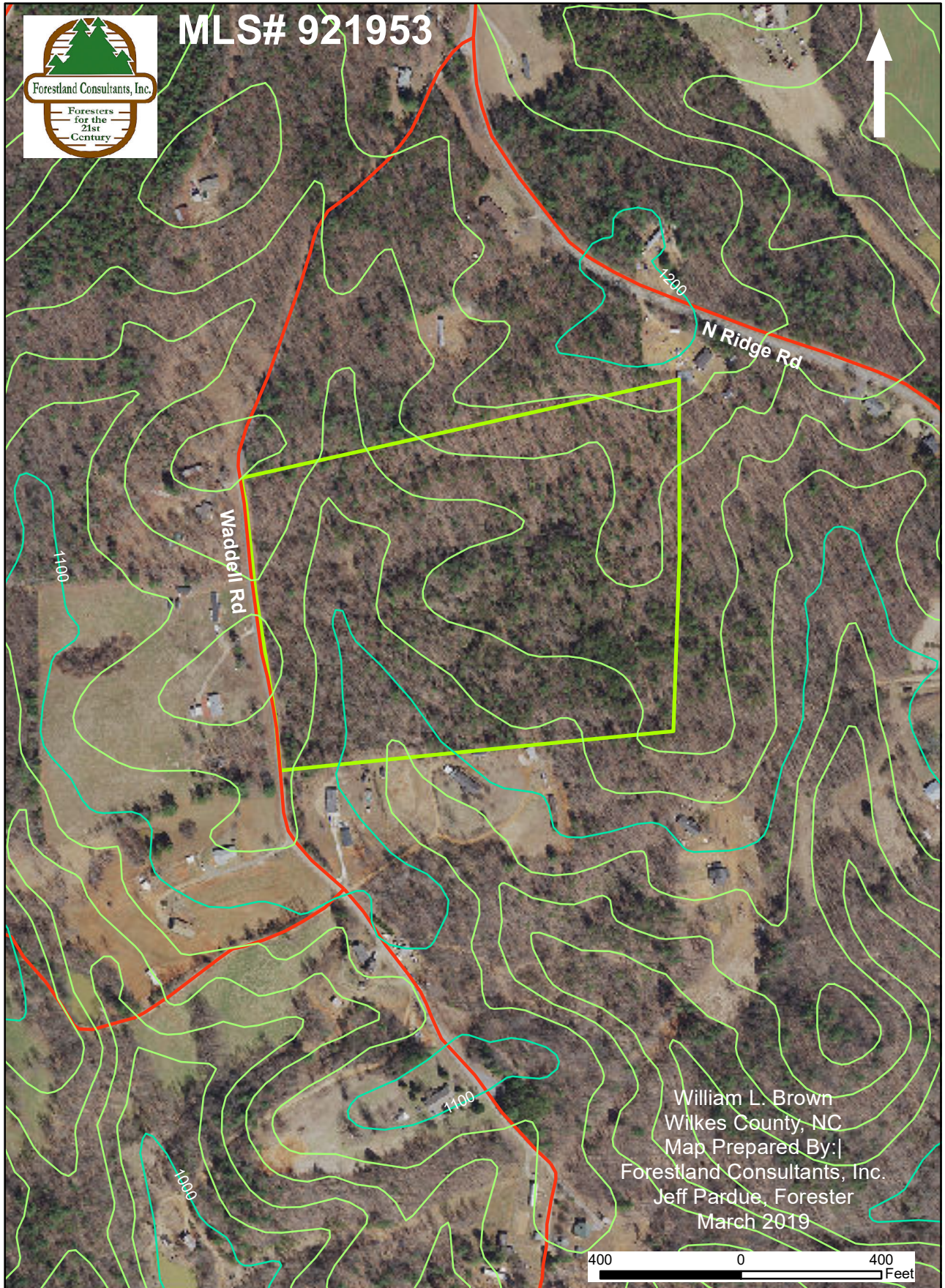
N Ridge Rd

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