

PROPERTY FOR SALE



Selling Office

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Key Family Living Trust

Sand Ridge Road Tract

Wilkes County, NC

MLS #1150485

July 2024

Listed Price:	\$ 180,000.00
Acreage:	Approximately 46.68 Acres +/-
Deed Description:	Deed Book 1299, Page 0017
Property for Sale:	All of the above described real property.
Tax Record Number:	Parcel # 2001436
NC Pin Number:	3932-81-9823
2024 Tax Valuation:	\$ 110,230.00
2024 Ad Valorem Taxes:	\$ 63.16 (<i>Reflects use value</i>)
Directions to property:	From the end of Sand Ridge Rd, take private road eastward for approximately 0.4 mile, with the last 0.1 mile requiring 4-wheeler or walking along the old road.
Land Description:	Nice mountain property with deeded right-of-way through all the old family lands, but there is a section of some 250-300 feet at the end of the state maintenance that is not included in the deeded right-of-way. . Beautiful Tumbling Shoals Creek flows through the property. Good building site. This property is only for those that want privacy.
School Districts:	Millers Creek Elementary West Wilkes Middle School West Wilkes High School
Fire District:	Millers Creek
Zoning:	R-1
Timber:	The timber is ready to harvest, averaging better than 13 MBF/ac, mostly yellow poplar and hardwoods with some white pine.