

PROPERTY FOR SALE



Selling Office

Forestland Consultants, Inc.

Jeff Pardue

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Jerry Huffman and Ann Huffman
Wilkes County, NC

August 2022

Listed Price: \$ 240,000.00

Acreage: Approximately 87.46+/- Acres

Deed Description: Deed Book 831, Page 088

Property for Sale: All of the above described real property.

Tax Record Number: Parcel #2002170

NC Pin Number: 3924-34-1716

2022 Tax Valuation: \$ 204,920.00

2021 Ad Valorum Taxes: \$ 139.62 (Reflects use value deferment)

Directions to property: From Millers Creek go north on Hwy. 16; turn right on Old Highway 16; right on Vannoy Rd.; left on Sheets Gap Rd.....property is on west side of Sheets Gap Road directly across from Wilbar Fire Dept. Sheets Gap Station.

Land Description: All woodland mountain property. Good mountain spring branch runs through tract. Steep slopes with good views. Good road frontage and existing road through property. Timber cutover in 2000. Lots of good building sites. Great tract for mountain recreation, hunting, hiking, 4-wheeling, etc. Land suitable for residential, sub-development, timber.

Improvements: There are two gravel roads, with deeded right of ways, that go through the Huffman tract to access neighbors' properties.

Buildings: None

School Districts: Millers Creek Elementary
West Wilkes Middle School
West Wilkes High School

Fire District: Wilbar

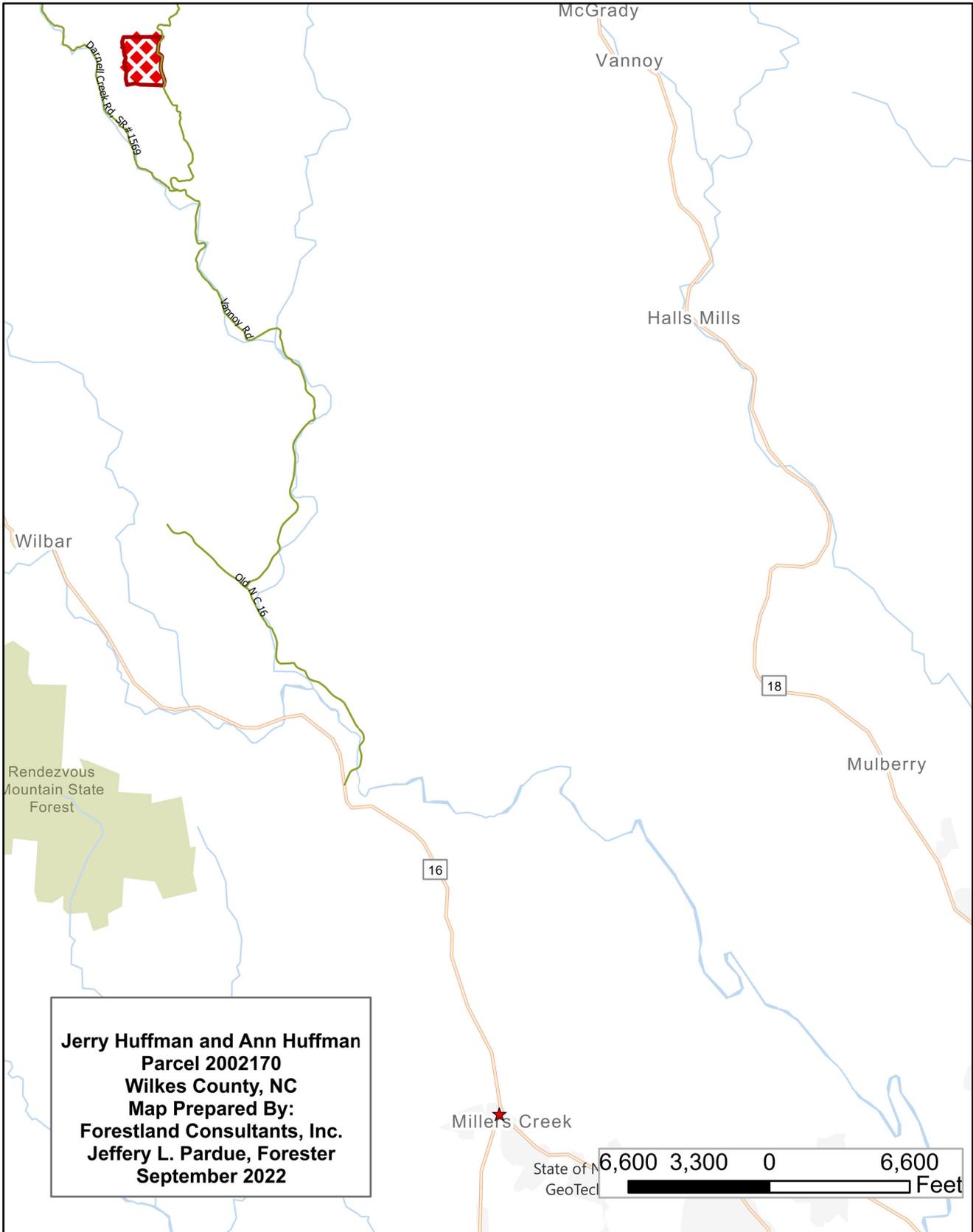
Zoning: No deed restrictions, mobile homes allowed

Timber: Timber cutover in 2000



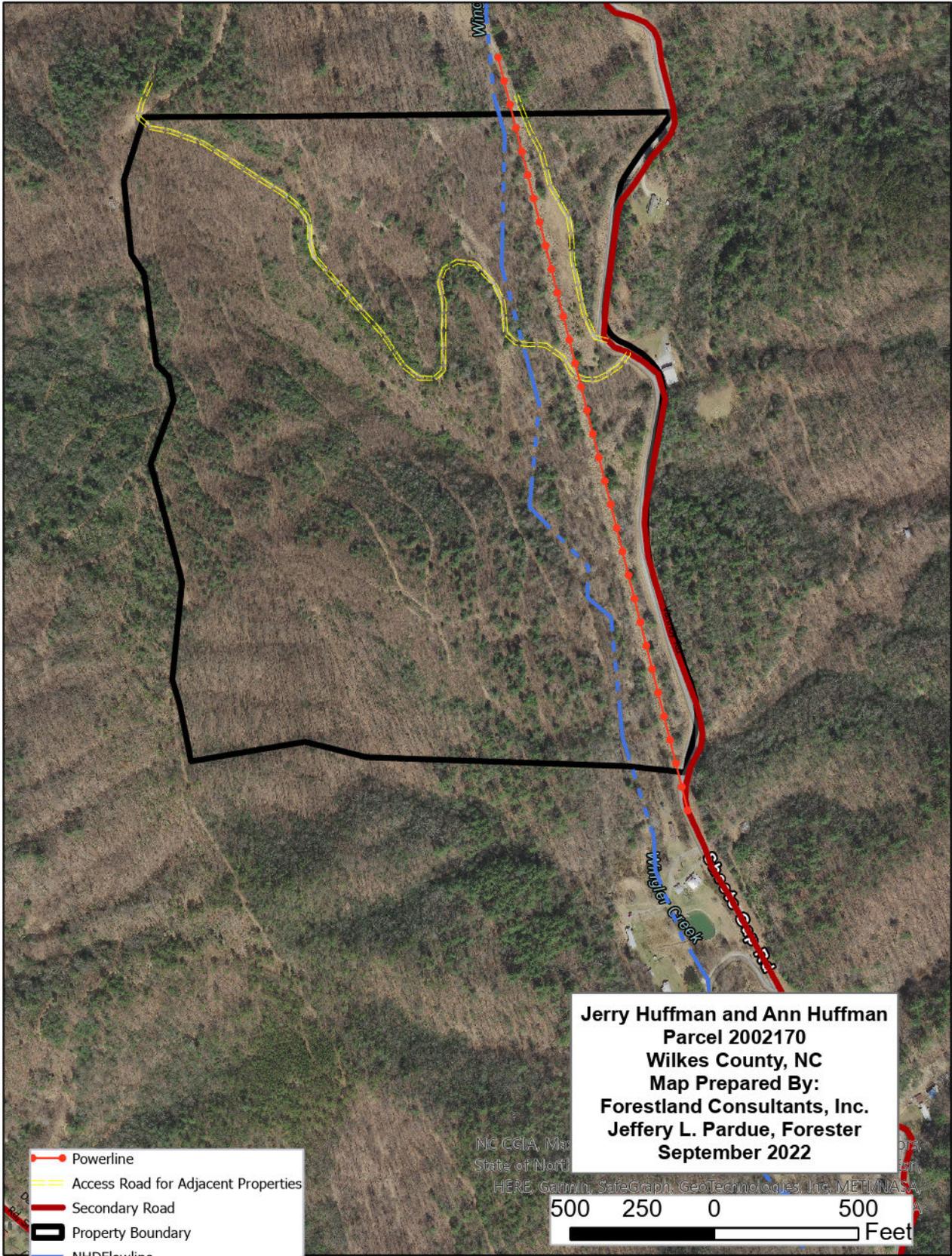
LOCATION MAP

MLS #989631





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