

PROPERTY FOR SALE



Selling Office

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Millennium Trust Company Highway 126 (32.52 Acres) Tract

Burke County, NC

MLS # 976126

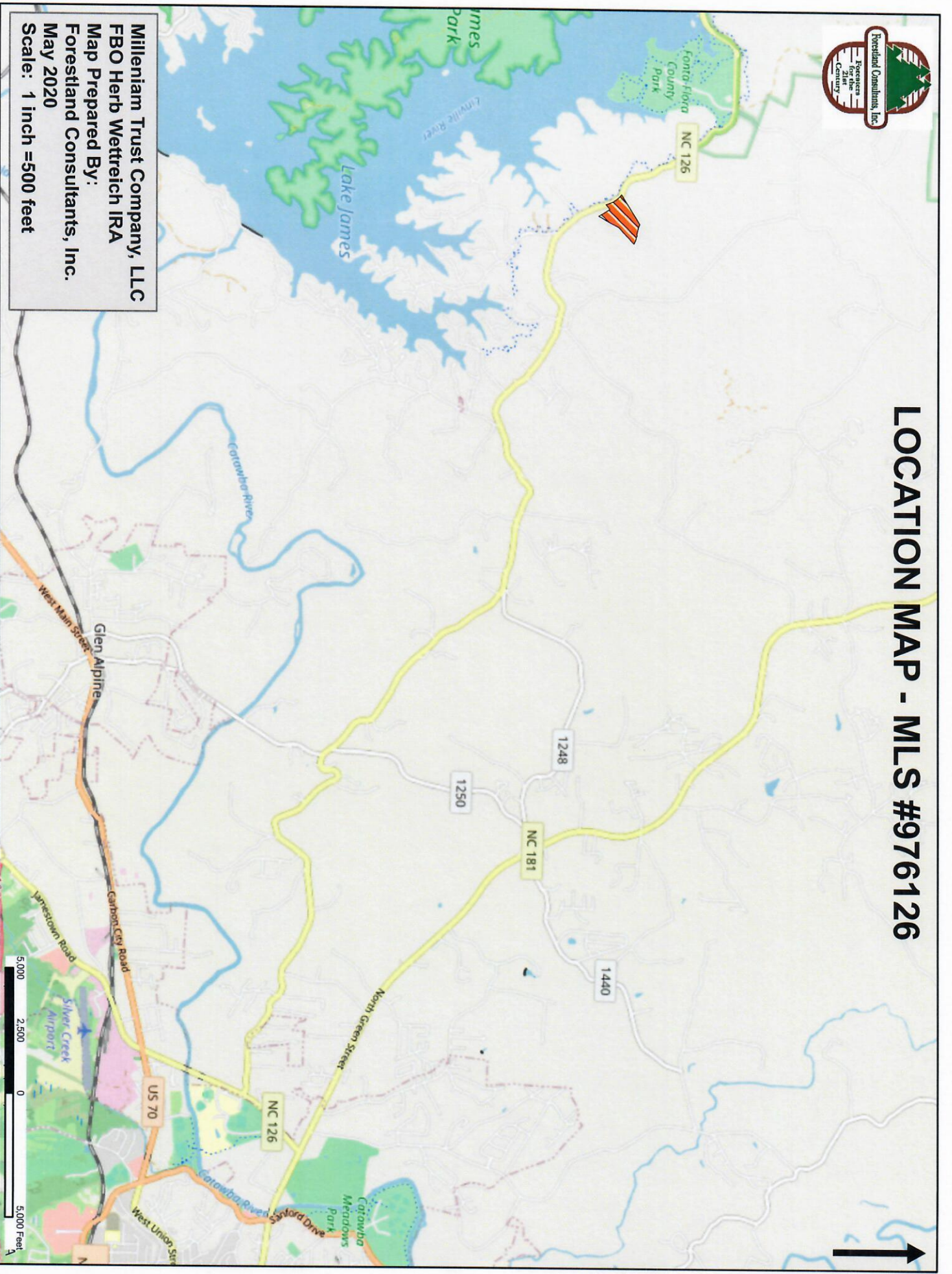
May 2020

Listed Price:	\$ 90,000.00
Acreage:	Approximately 32.52 Acres +/-
Deed Description:	Deed Book 2325, Page 293
Property for Sale:	All of the above described real property.
Tax Parcel:	1755639740
2019 Tax Valuation:	\$321,959.00 *
2019 Ad Valorem Taxes:	2,495.19 *
Directions to property:	From the intersection of NC Highway 126 and Independence Boulevard (at Freedom High School) go west on NC Hwy 126 for approximately 8.7 miles to the property on the right, or east side of the road.
Land Description:	This 32.516 ac. is the southern section of a 128.48 ac. tract that has been divided into 3 tracts. Over 700' frontage on Hwy 126, all usable frontage. Broad ridges and relatively gentle terrain. Neighbors have right-of-way through property on Crescent Woods Road, a private road. Zoned CD-L which allows modular homes but no mobile homes. Also in scenic overlay district of Burke Co. (see zoning ordinance)
School Districts:	Oak Hill Elementary School Table Rock Middle School Freedom High School
Fire District:	Lake James
Zoning:	CD-L
Timber:	The timber was clearcut harvested in winter of 2018-19 and planted with loblolly pine in March 2019.

****This represents tax information for the entire 128.48-acre tract that is being sold in three separate tracts.***



LOCATION MAP - MLS #976126



Milleniam Trust Company, LLC
FBO Herb Wettreich IRA
Map Prepared By:
Forestland Consultants, Inc.
May 2020
Scale: 1 inch =500 feet



MLS # 976126



Legend

- Drainage
- Hwy126_Survey
- Church
- NC Highway 126
- 32.52-Acre Tract

Milleniam Trust Company, LLC
FBO Herb Wettreich IRA
Map Prepared By:
Forestland Consultants, Inc.
May 2020
Scale: 1 inch =660 feet

Esri, HERE, Garmin, Intel Mapbox, and the GIS user community
Earthstar Geographics, AeroGRID, IGN, and the GIS user community
660 330 0 660 Feet



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