

PROPERTY FOR SALE



Selling Office

Forestland Consultants, Inc.

Jeff Pardue

P.O. Box 807

Wilkesboro, NC 28697

Office: 336-667-4424

Cell: 336-957-6011

www.ForestlandConsultants.com

Jett's Investments, LLC

Oak Hill Tract

Caldwell County, NC

MLS # 921843

March 2019

Listed Price: \$ 450,000.00

Acreage: Approximately 366.599 Acres +/-

Deed Description: Deed Book 1322, Page 357

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

Tax Record Number: Parcel # 07 13 1 2

NC Pin Number: 2880-44-2370

2019 Tax Valuation: \$ 738,700.00

2018 Ad Valorem Taxes: \$ 596.48 (reflects use value on woodland)

Directions to property: From Hwy 90 east of Lenoir in the Oak Hill community, turn northward onto Fox Road; left onto Woodrow Place, then left onto private access road.

Land Description: This is Brushy Mountain woodland with moderate to steep slopes. Plenty of spring branches and creeks. Interior road system provides access to all areas of property, but these roads only passable by 4x4 vehicle.

Improvements: Interior roads for timber harvesting.

Buildings: None

School Districts: Oak Hill Elementary and Hibriten High School

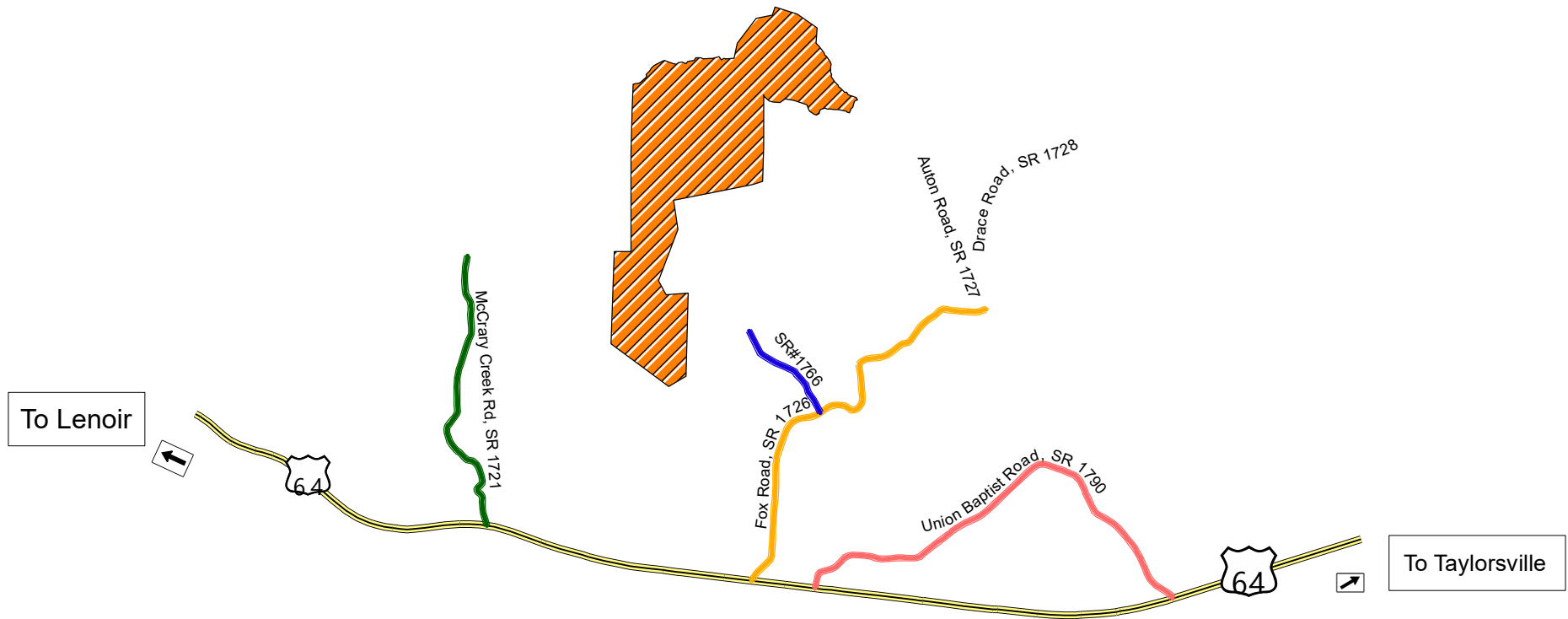
Fire District: Kings Creek

Zoning: RA20

Timber: All timber harvested at different times from 2004-2011. Approximately 140 acres planted to white pine. The remaining cutover acreage was allowed to regenerate naturally.



Location Map - MLS #921843



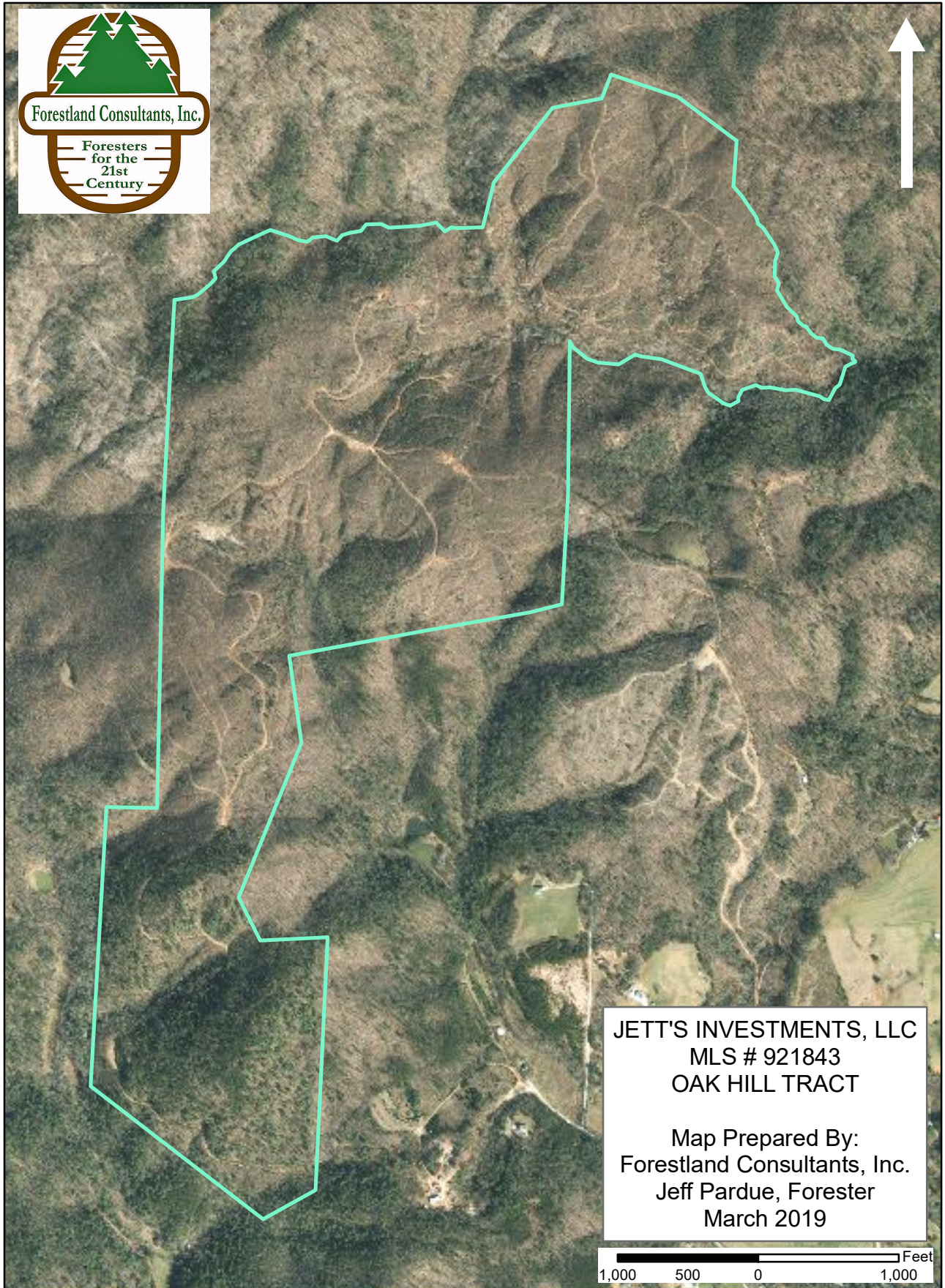
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Map Prepared by:
Forestland Consultants, Inc.
Jeff Pardue, Forester
March 2019

Scale: 1 inch = 3,500 feet

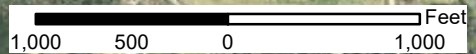
3,500 1,750 0 3,500 Feet

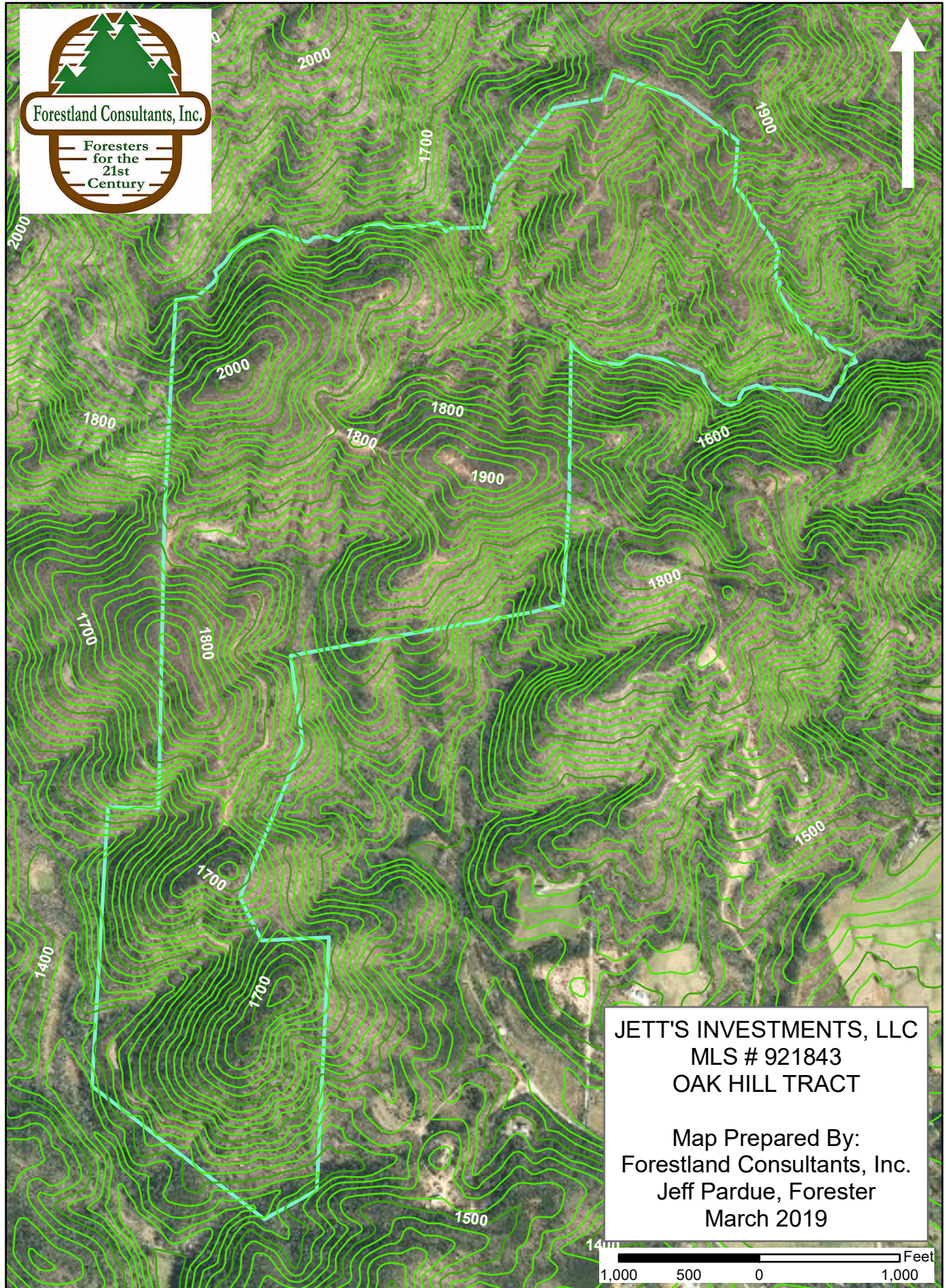




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