

## PROPERTY FOR SALE



### Selling Office

**Forestland Consultants, Inc.**

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### **Millennium Trust Company Highway 126 (70.92 Acres) Tract**

**Burke County, NC**

**MLS # 976234**

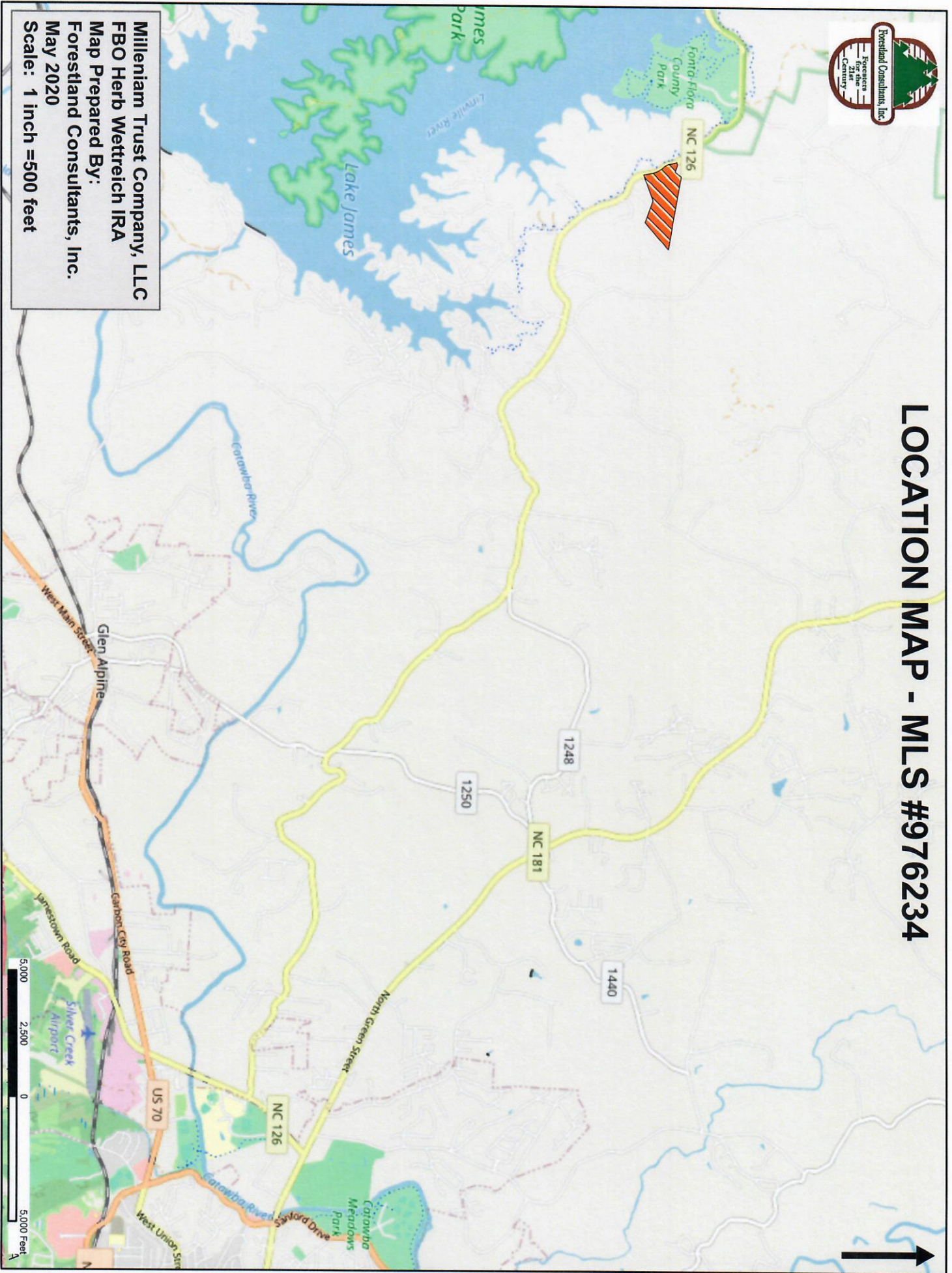
**May 2020**

<b>Listed Price:</b>	\$ 200,000.00
<b>Acreage:</b>	Approximately 70.92 Acres +/-
<b>Deed Description:</b>	Deed Book 2325, Page 293
<b>Property for Sale:</b>	All of the above described real property.
<b>Tax Parcel:</b>	1755639740
<b>2019 Tax Valuation:</b>	\$321,959.00 *
<b>2019 Ad Valorem Taxes:</b>	2,495.19 *
<b>Directions to property:</b>	From the intersection of NC Highway 126 and Independence Boulevard (at Freedom High School), go west on NC Hwy 126 for approximately 8.9 miles to the property on the right, or east side of the road.
<b>Land Description:</b>	This 32.516 ac. is the northern 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)
<b>School Districts:</b>	Oak Hill Elementary School Table Rock Middle School Freedom High School
<b>Fire District:</b>	Lake James
<b>Zoning:</b>	CD-L
<b>Timber:</b>	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 #976234



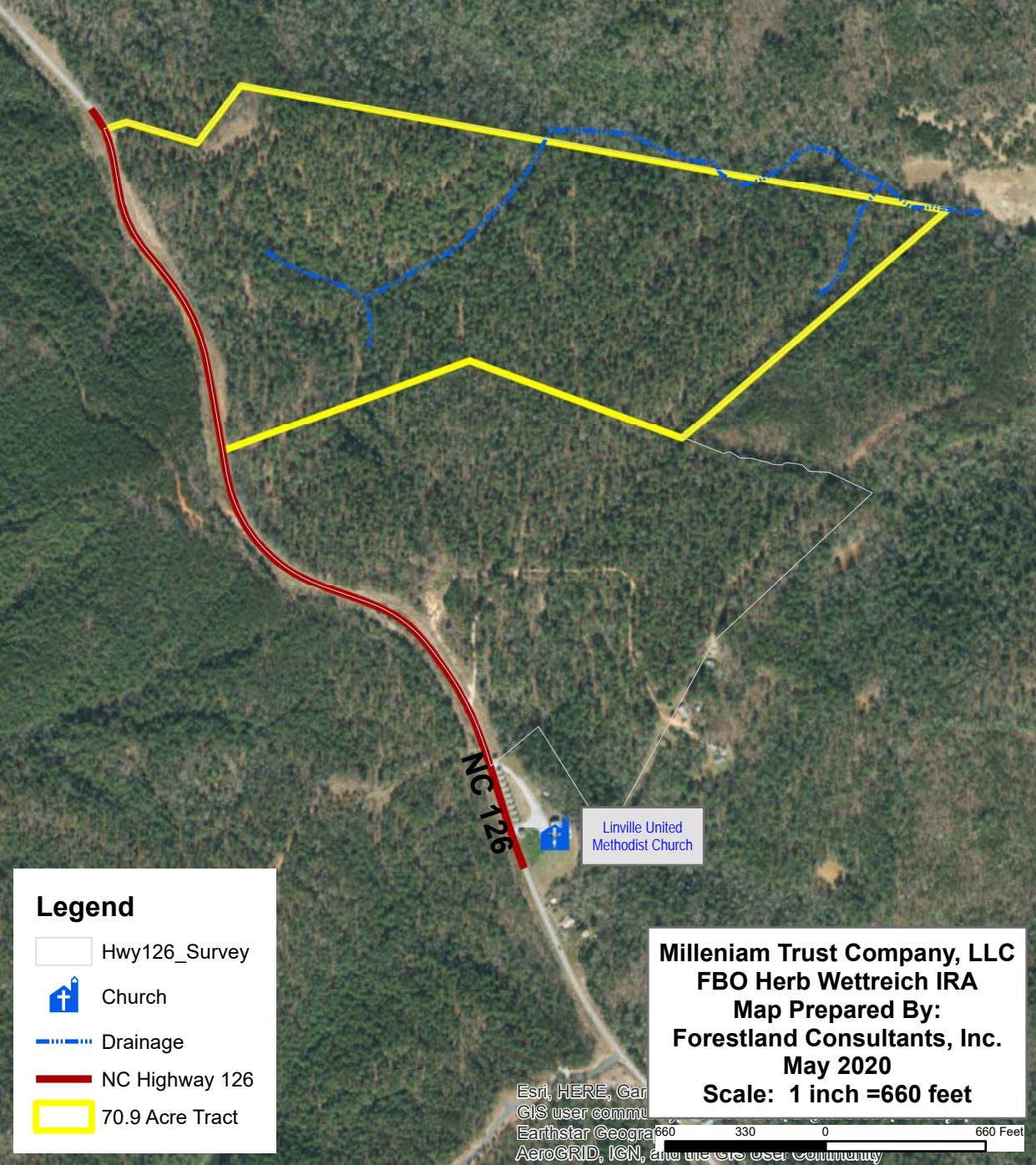
Milleniam Trust Company, LLC  
FBO Herb Wettreich IRA  
Map Prepared By:  
Forestland Consultants, Inc.  
May 2020  
Scale: 1 inch =500 feet







MLS # 976234



**Legend**

- Hwy126\_Survey
- Church
- Drainage
- NC Highway 126
- 70.9 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, GIS user community, Earthstar Geographics, AeroGRID, IGN, and the GIS user community

660 330 0 660 Feet



