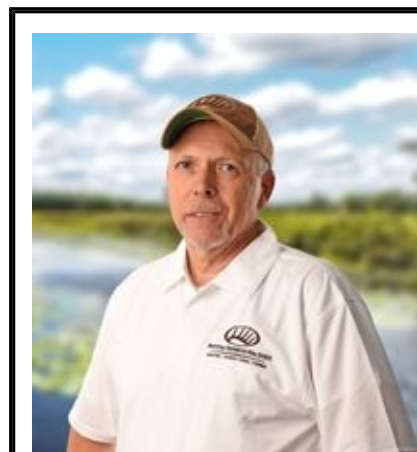


Anson Co, North Carolina

±108.37 acres • \$520,000

Well-managed timber tract with various stages of growth features 2 perennial creeks and outstanding wildlife habitat.

- Approximately 50 acres of 25 year old loblolly pines, thinned once. Following thinning the stand received a mid-rotation release and then fertilization. The present LAI is 3.0-3.5
- Approximately 45 acres of 5 year old loblolly pines. A chemical site prep and burn was
- Existing 3-acre food plot that runs along the SMZ
- Deer and turkeys on the property
- Gated entrance
- A well and septic tank will be needed if building a home (buyer responsible for perc test)



Jimmy Underwood

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