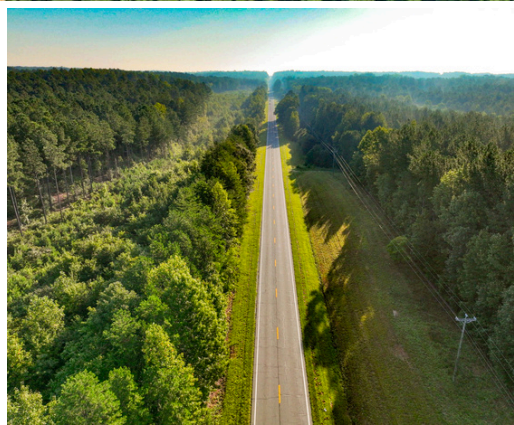
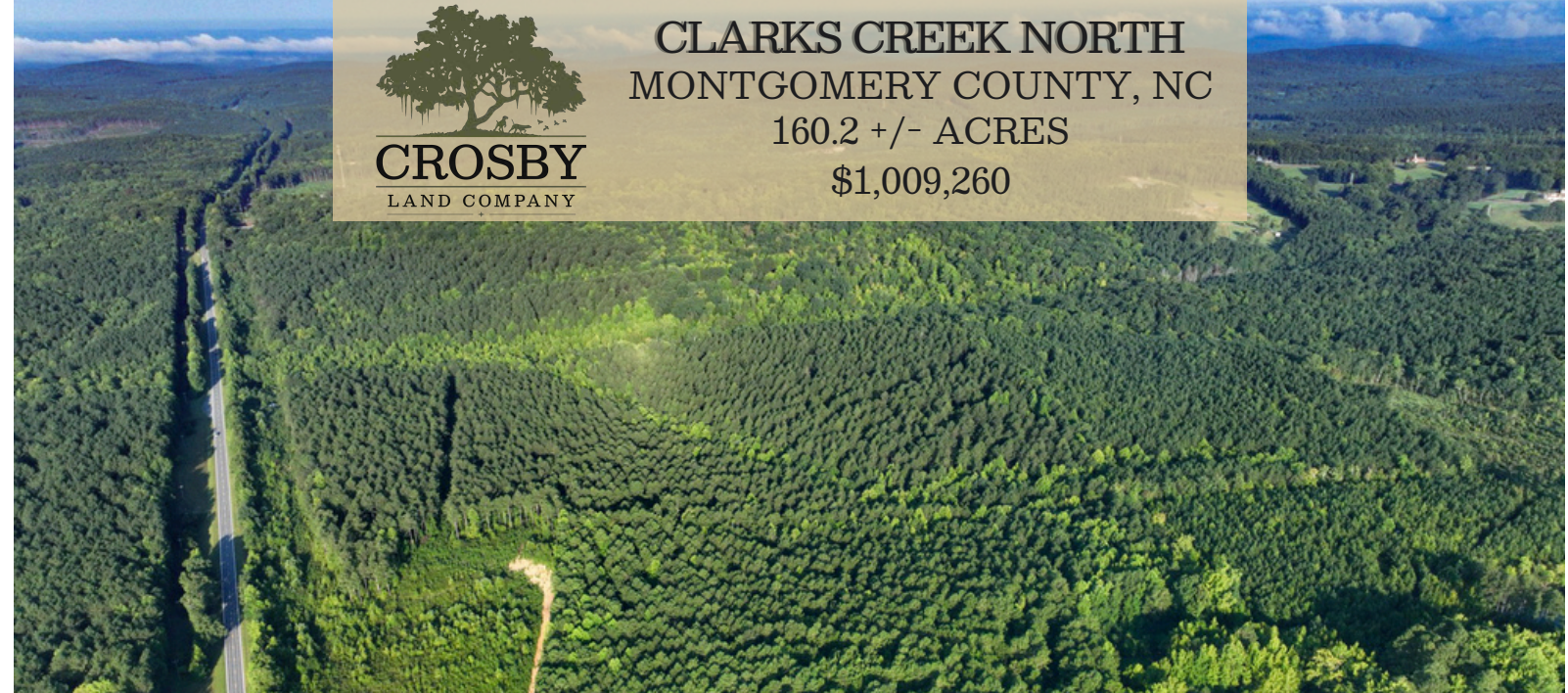




CLARKS CREEK NORTH MONTGOMERY COUNTY, NC

160.2 +/- ACRES

\$1,009,260



PROPERTY DESCRIPTION

Located along NC Highway 24/27 between Albemarle and Troy, Clarks Creek North offers approximately 160.2 +/- acres of well-managed timberland with more than 4,200 feet of highway frontage. Combining substantial timber value, diverse wildlife habitat, creek frontage, recreational features, and a convenient central North Carolina location, the property presents an exceptional opportunity for timberland investors, recreational buyers, hunters, and those seeking a large private rural property with the potential for multiple single-family homesites. Clarks Creek South is one of two separately marketed tracts comprising the 315.7 +/- acre Clarks Creek Offering. The properties may be purchased individually, and the seller will also consider offers for the entire offering.

The property is conveniently located less than 20 minutes from downtown Albemarle and approximately an hour from both the Charlotte I-485 corridor and Pinehurst. Its location provides convenient access to the growing Charlotte metropolitan area while retaining the privacy and rural character of Montgomery County. The property is also situated within the greater Uwharrie region, convenient to Lake Tillery, Uwharrie National Forest, and the numerous outdoor recreational opportunities for which this area is known.

Clarks Creek North features a diverse mix of well-managed loblolly pine plantations ranging in age from approximately 7 to 33 years, providing both substantial current timber value and a range of future management and harvesting opportunities. The timber includes approximately 81-acres planted in 1994 and thinned in 2022, 22-acres planted in 1998 and thinned in 2019, 10-acres planted in 2005, and 9-acres planted in 2020. This diversity of age classes provides a desirable combination of mature timber and younger growing stands, allowing a future owner to benefit from both near-term and long-term timber management opportunities.

Complementing the pine plantations are attractive areas of mature hardwood bottomland associated with Clarks Creek and its tributaries, creating natural travel corridors, cover, and food sources for wildlife while adding significant recreational and aesthetic appeal. A ¾-acre pond and an approximately 1-acre pond further enhance the property by providing reliable water sources for deer, turkey, and other wildlife. Together, the varied pine age classes, hardwood bottomlands, creek corridors, and ponds create a diverse habitat structure that enhances the property's recreational and wildlife-management potential.

With its combination of well-managed timber, diverse wildlife habitat, extensive highway frontage, creek frontage, ponds, recreational attributes, and convenient proximity to Albemarle and the Charlotte region, Clarks Creek North is well-suited for use as a timberland investment, hunting and recreational property, private estate, or long-term land investment with future development potential.

The property is currently enrolled in the Montgomery County Present-Use Value program for forestry, which provides reduced property taxes. The buyer will be responsible for any deferred or rollback taxes that may become due if the property becomes ineligible for the program following transfer.

PROPERTY FEATURES:

- Ponds
- Road Frontage
- Timber Investment
- Development Potential
- Marketable Timber Value
- Secluded Setting with Accessibility

DIRECTIONS:

Copy and paste the following GPS coordinates into your mobile navigation app: 35.3160576, -79.9790485

CONTACT

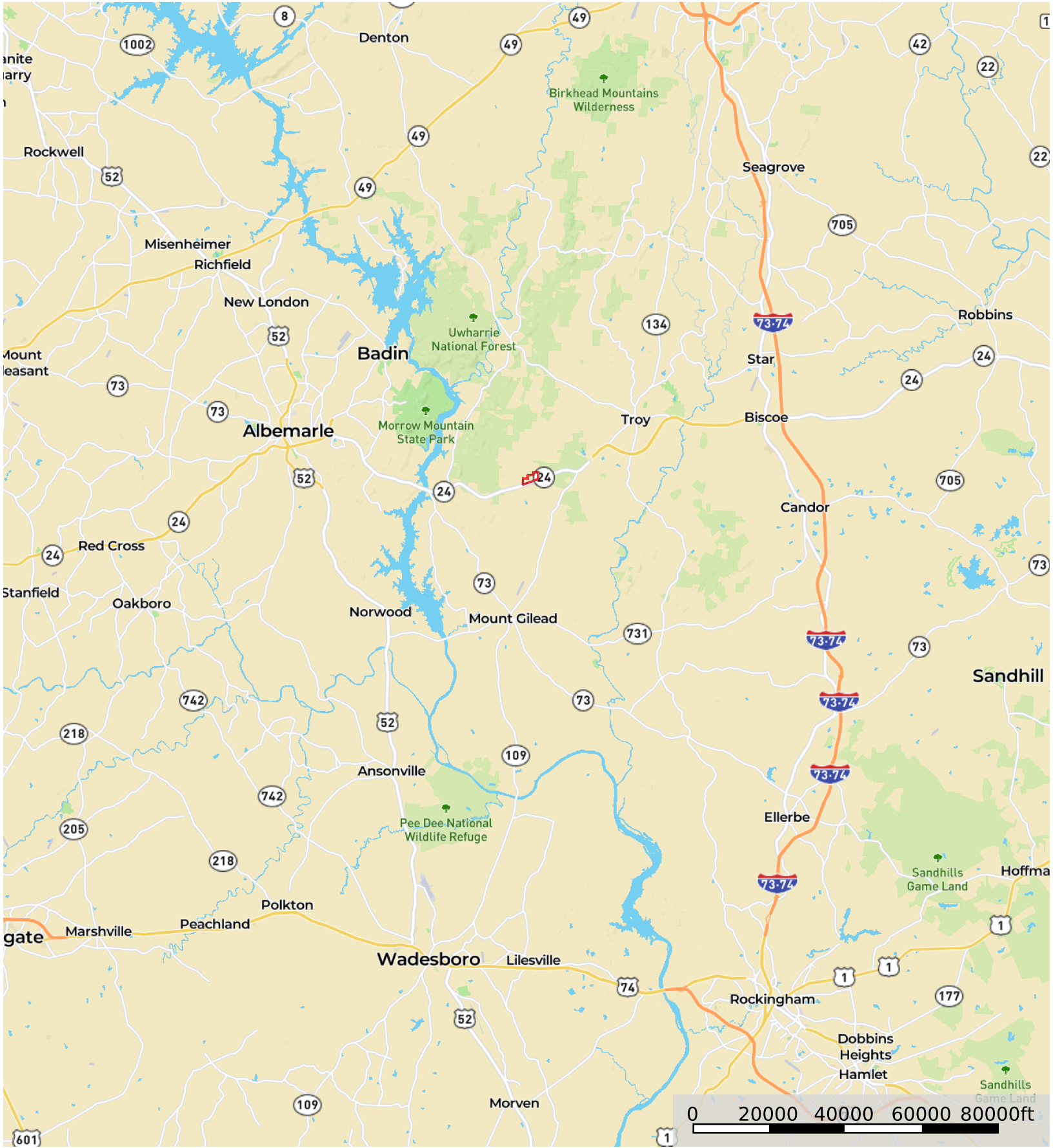
Philip Mead

O: 843.782.5700 - M: 336.653.8839

Email: philipmead@crosbylandco.com

www.CrosbyLandCo.com

Clarks Creek North
Montgomery County, North Carolina, 160.2 AC +/-



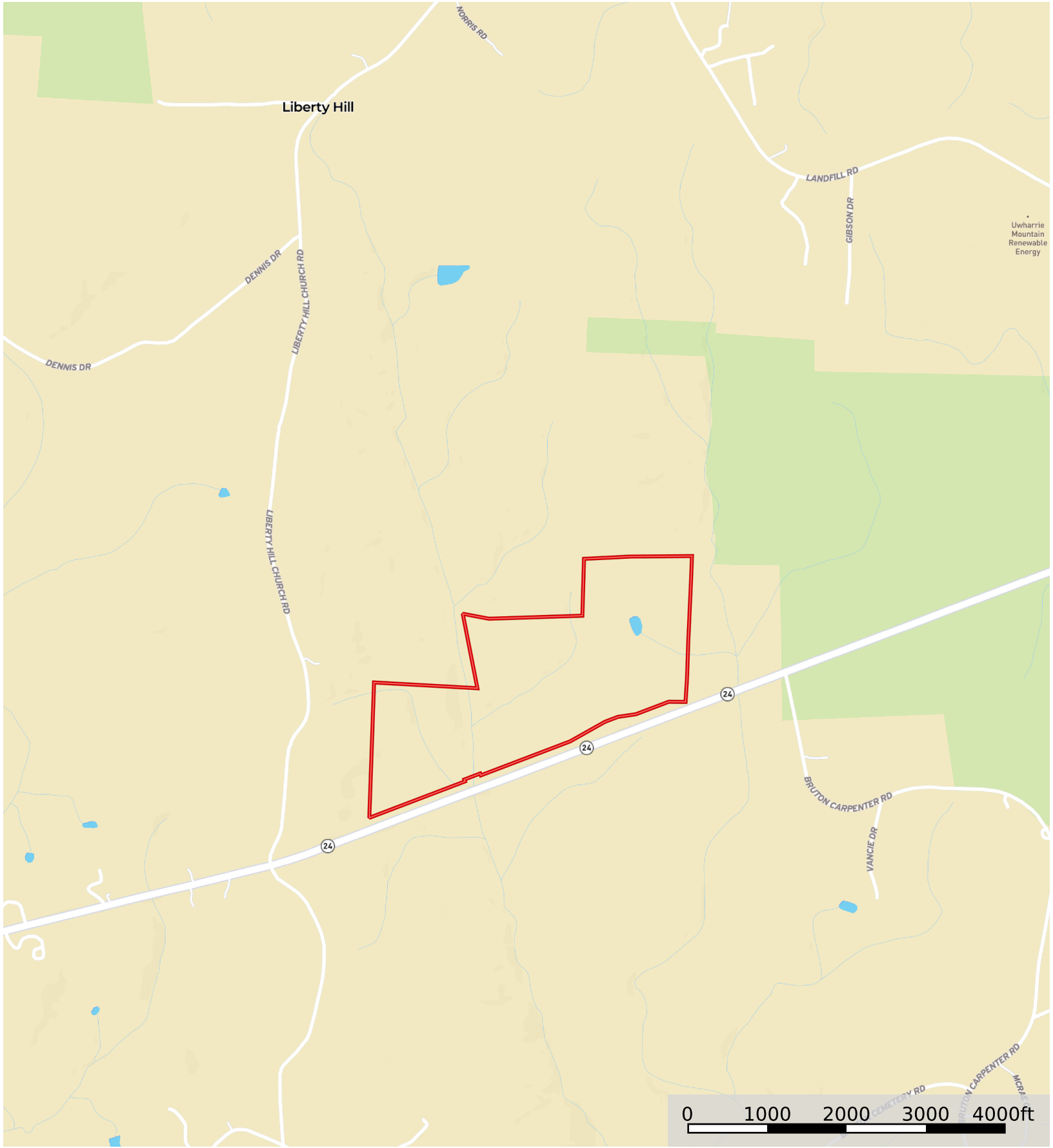
 Boundary 1 1

Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.

Todd Crosby
P: 8437825700 Crosbylandco.com

 The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Clarks Creek North
Montgomery County, North Carolina, 160.2 AC +/-



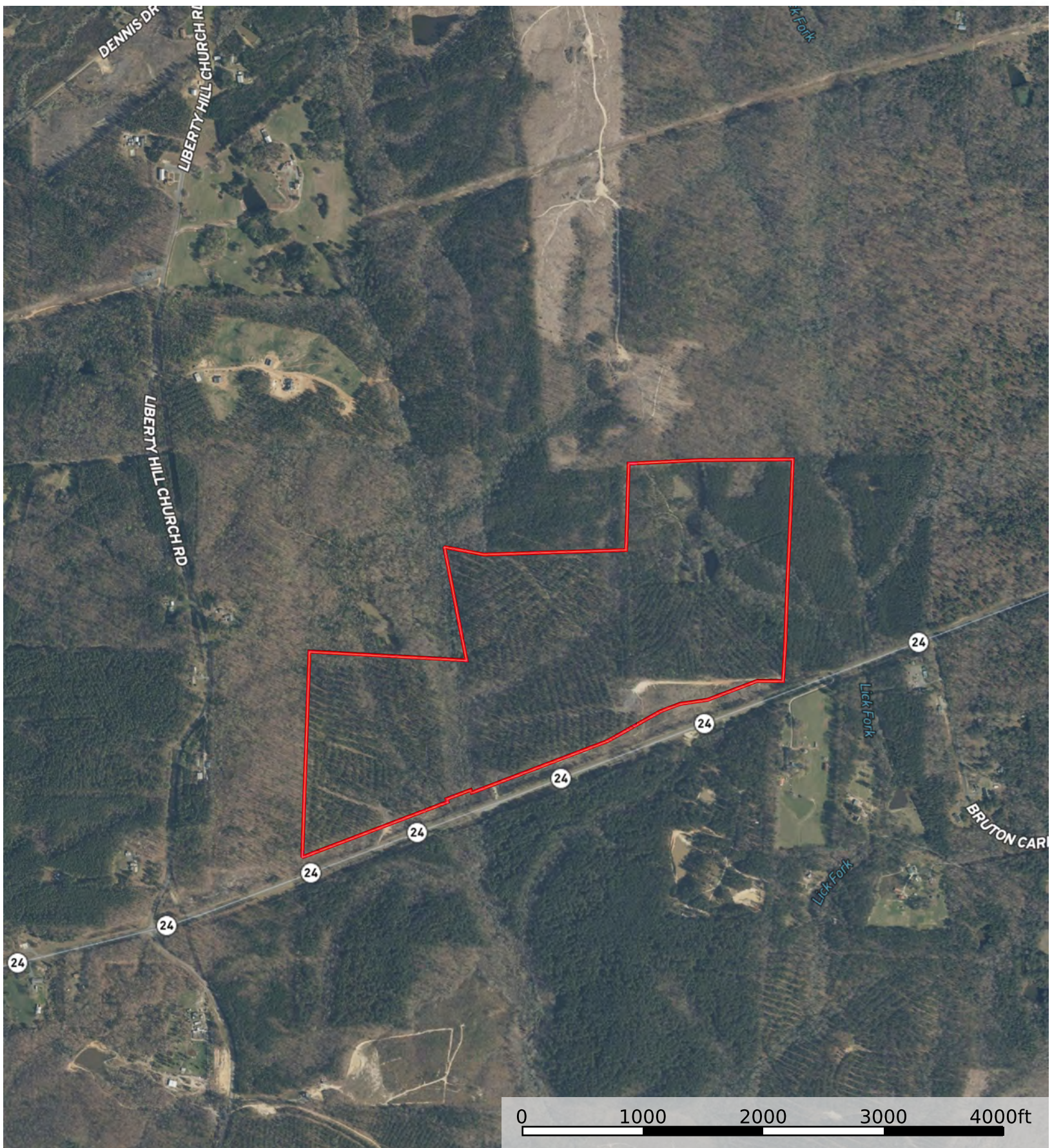
Boundary 1.1

Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.

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Clarks Creek North
Montgomery County, North Carolina, 160.2 AC +/-



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Block: 9182

Ritter Pete
Montgomery, NC - 31.8 Ac

StandNum	TimberType	Species	Planted	Acres
1	Thinned Plantation	Loblolly Pine	1998	9.02
2	Plantation	Loblolly Pine	2005	10.25
3	Pasture	None	0	2.91
4	Non-Forest	Ponds	0	0.74
5	Non-Forest	Road	0	0.47
6	Non-Forest	Utilities	0	0.34
7	Natural	Hardwood	1954	2.37
8	Natural	Pine-Hardwood	1954	5.59

N

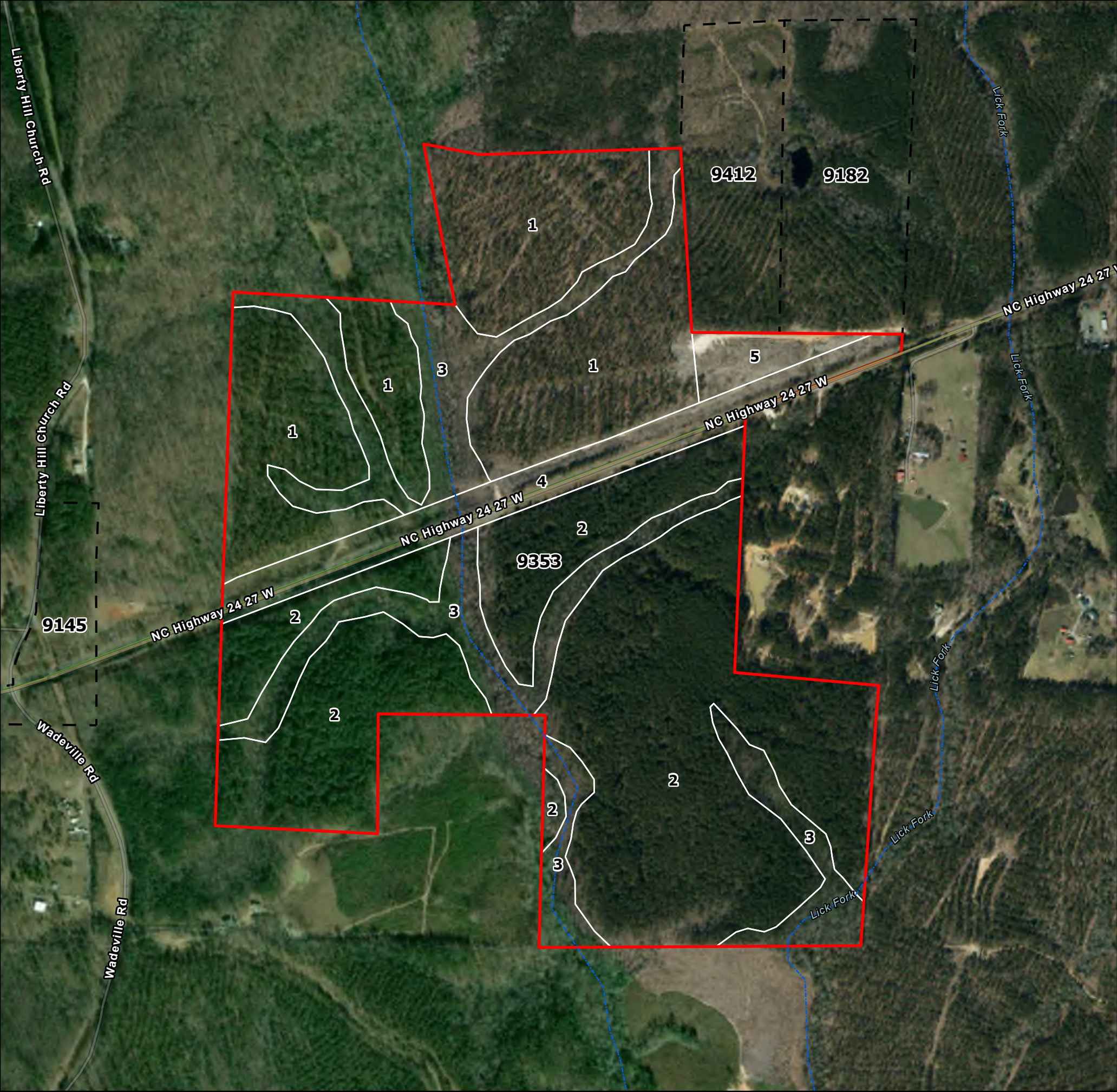
1 inch equals 333 ft

Center: 79°58'53"W 35°19'6"N

00.040.09

Mi

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, NC CGIA, Vantor, State of North Carolina DOT, Esri, HERE, Garmin, NGA, USGS, NPS



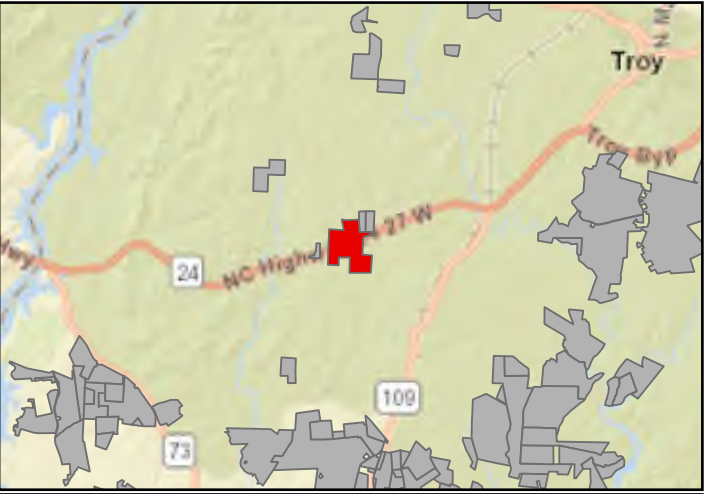
Block: 9353

Montgomery, NC - 282.56 Ac

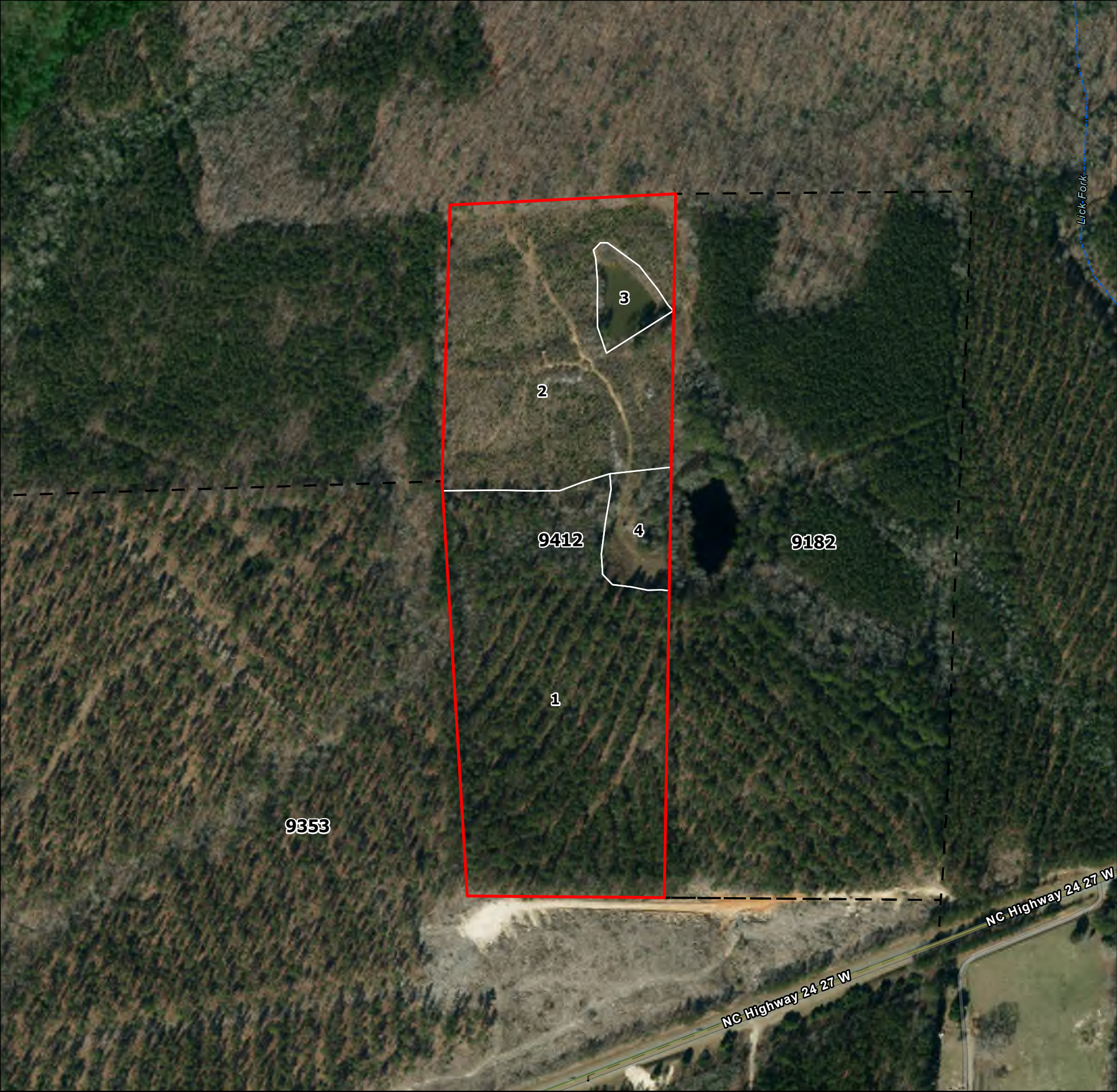
StandNum	TimberType	Species	Planted	Acres
1	Plantation	Loblolly Pine	1994	80.59
2	Plantation	Loblolly Pine	1995	126.87
3	Streamside Mgt Zone	None	0	50.02
4	None	Road	0	20.01
5	Open	None	0	5.07



1 inch equals 750 ft
Center: 79°59'13"W 35°18'45"N
0 0.07 0.15 Mi



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, NC CGIA, Vantor, State of North Carolina DOT, Esri, HERE, Garmin, NGA, USGS, NPS



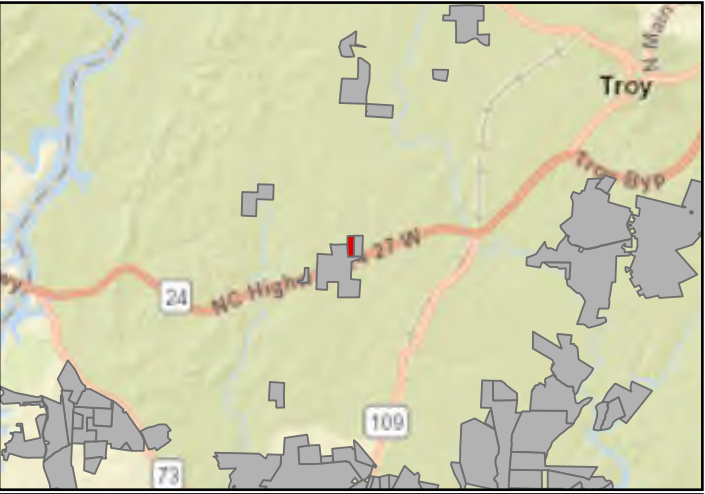
Block: 9412

Kelly Ritter
Montgomery, NC - 23.92 Ac

StandNum	TimberType	Species	Planted	Acres
1	Thinned Plantation	Loblolly Pine	1998	12.63
2	Plantation	Loblolly Pine	2020	9.32
3	None	Ponds	0	0.78
4	Open	None	0	1.18

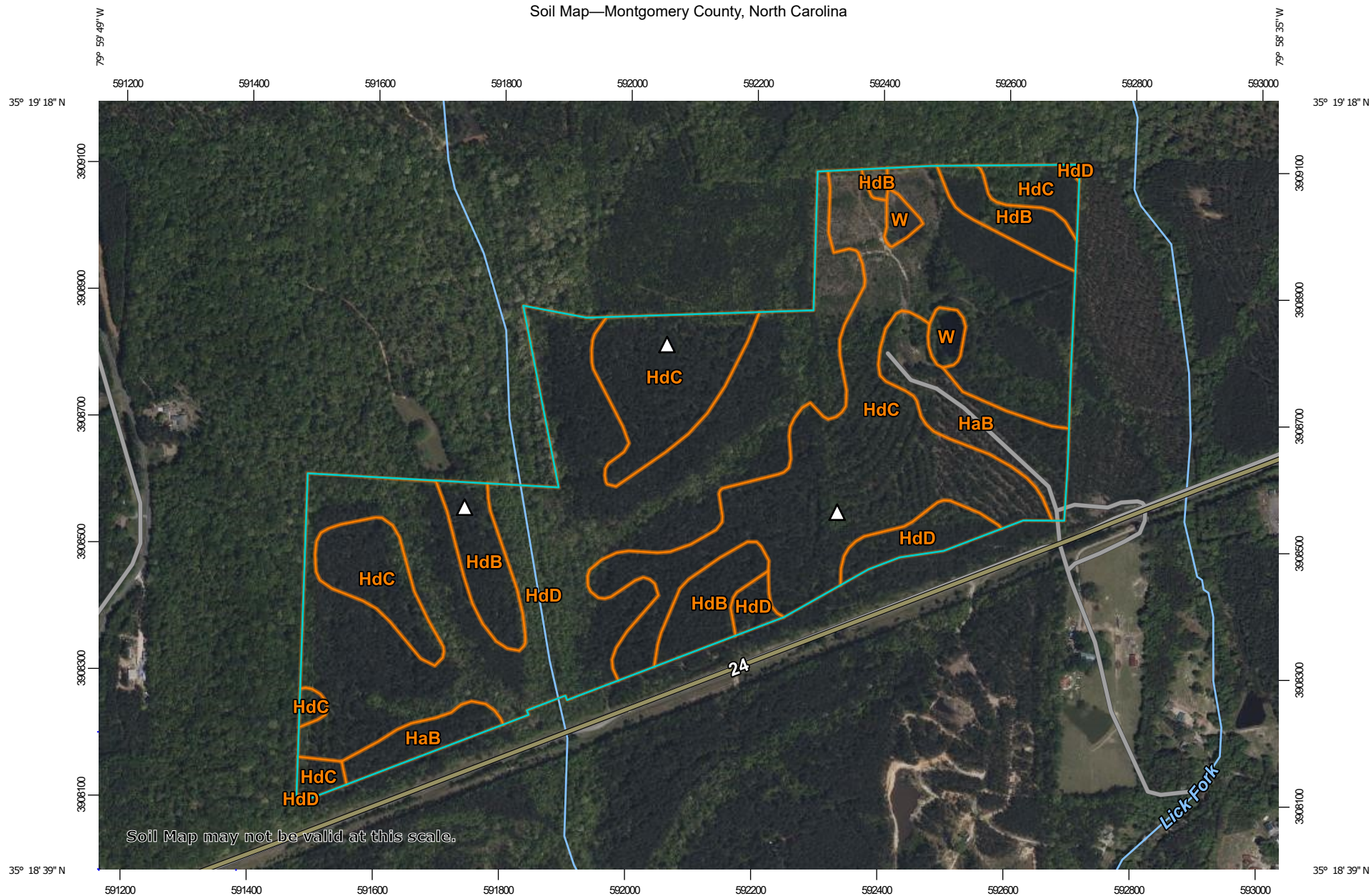


1 inch equals 333 ft
Center: 79°59'1"W 35°19'6"N
0 0.04 0.09 Mi

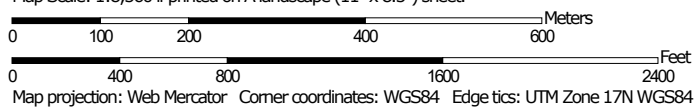


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, NC CGIA, Vantor, State of North Carolina DOT, Esri, HERE, Garmin, NGA, USGS, NPS

Soil Map—Montgomery County, North Carolina



Map Scale: 1:8,560 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

8/24/2026
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Montgomery County, North Carolina

Survey Area Data: Version 26, Aug 27, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 23, 2022—Apr 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HaB	Herndon silt loam, 2 to 8 percent slopes	10.8	6.7%
HdB	Herndon silt loam, 2 to 8 percent slopes, very stony	12.5	7.8%
HdC	Herndon silt loam, 8 to 15 percent slopes, very stony	68.8	42.9%
HdD	Herndon silt loam, 15 to 25 percent slopes, very stony	66.4	41.4%
W	Water	1.9	1.2%
Totals for Area of Interest		160.4	100.0%