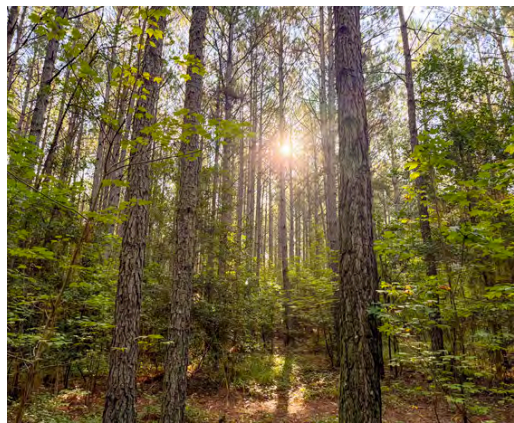
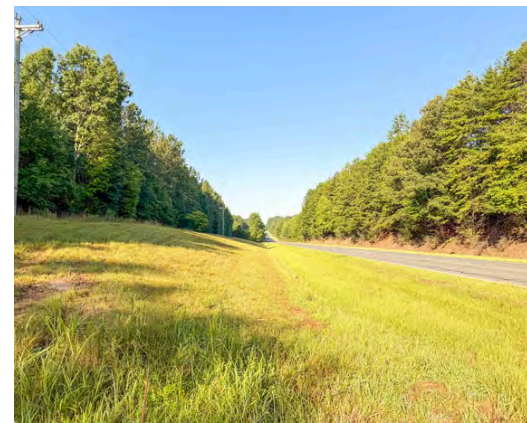




CLARKS CREEK SOUTH MONTGOMERY COUNTY, NC

155.5 +/- ACRES

\$1,010,750



PROPERTY DESCRIPTION

Located along NC Highway 24/27 between Albemarle and Troy, Clarks Creek South offers approximately 155.5 +/- acres of well-managed timberland with more than 3,200 feet of highway frontage. Combining mature timber, substantial creek frontage, excellent 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 South is predominantly comprised of well-managed, approximately 32-year-old loblolly pine plantation, providing substantial current timber value and the opportunity for a future owner to recapture a portion of the property's acquisition cost through timber management and harvesting. The mature pine stands also provide an attractive setting, privacy, and excellent wildlife habitat throughout much of the property.

Complementing the pine timber are attractive areas of mature hardwood bottomland associated with Clarks Creek and its tributaries. These natural corridors add significant recreational and aesthetic appeal while providing valuable habitat for deer, turkey, and other wildlife.

With its combination of mature timber, extensive highway frontage, creek frontage, recreational attributes, and convenient proximity to Albemarle and the Charlotte region, Clarks Creek South 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:

- 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: 35.312960, -79.988445

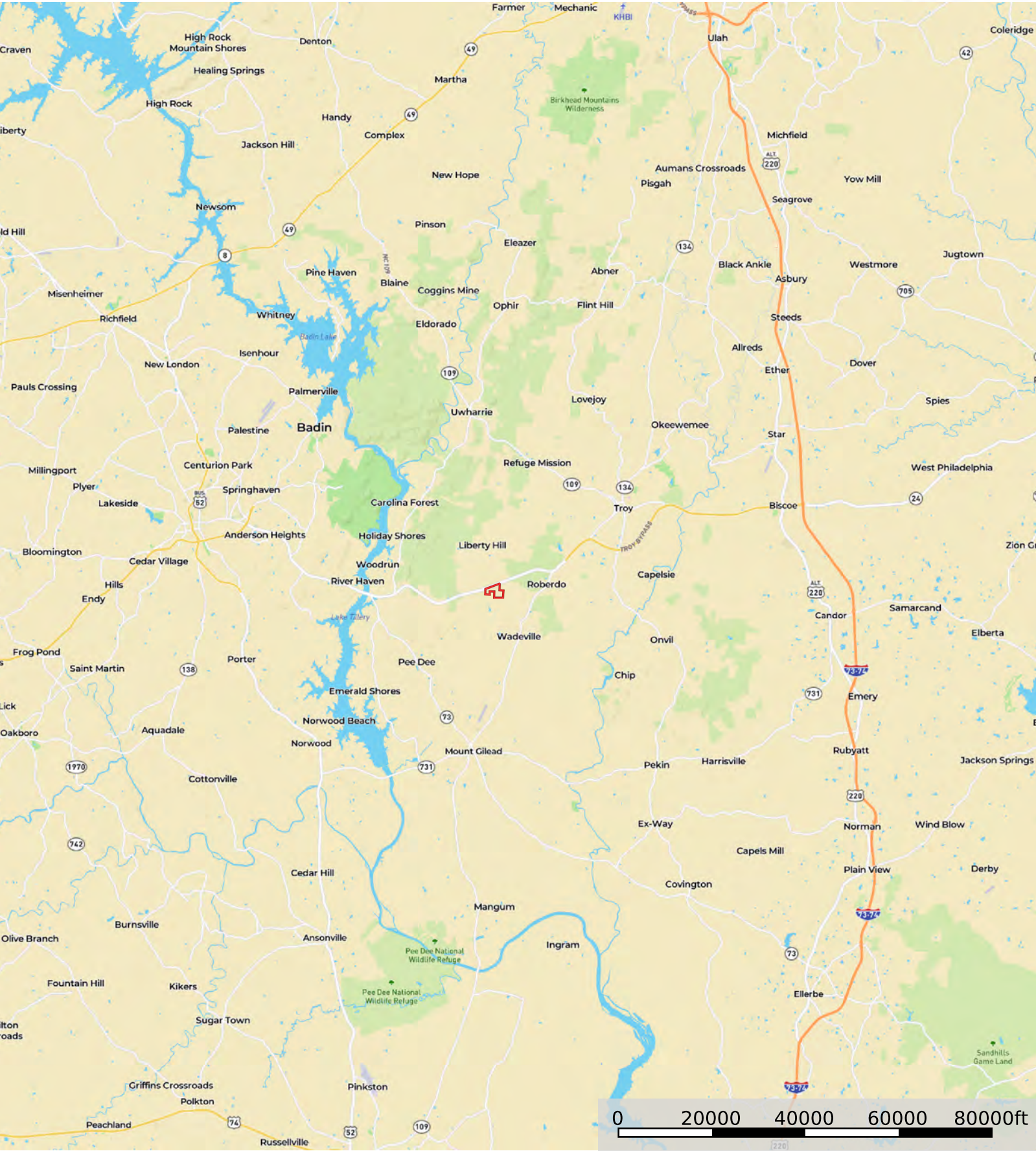
CONTACT

Philip Mead

O: 843.782.5700 - M: 336.653.8839

Email: philipmead@crosbylandco.com

www.CrosbyLandCo.com



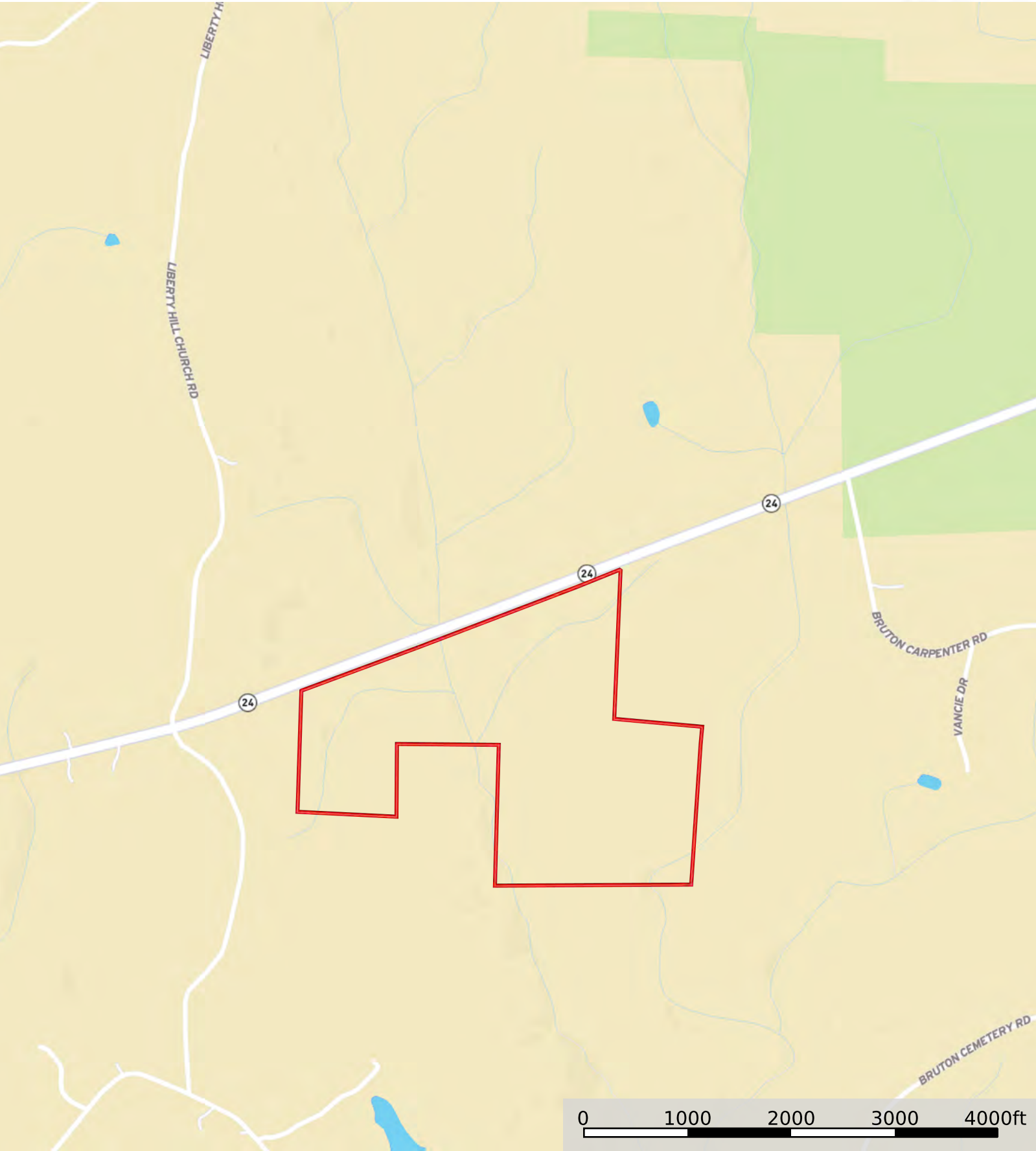
 Boundary 2.1

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 South
Montgomery County, North Carolina, 155.5 AC +/-



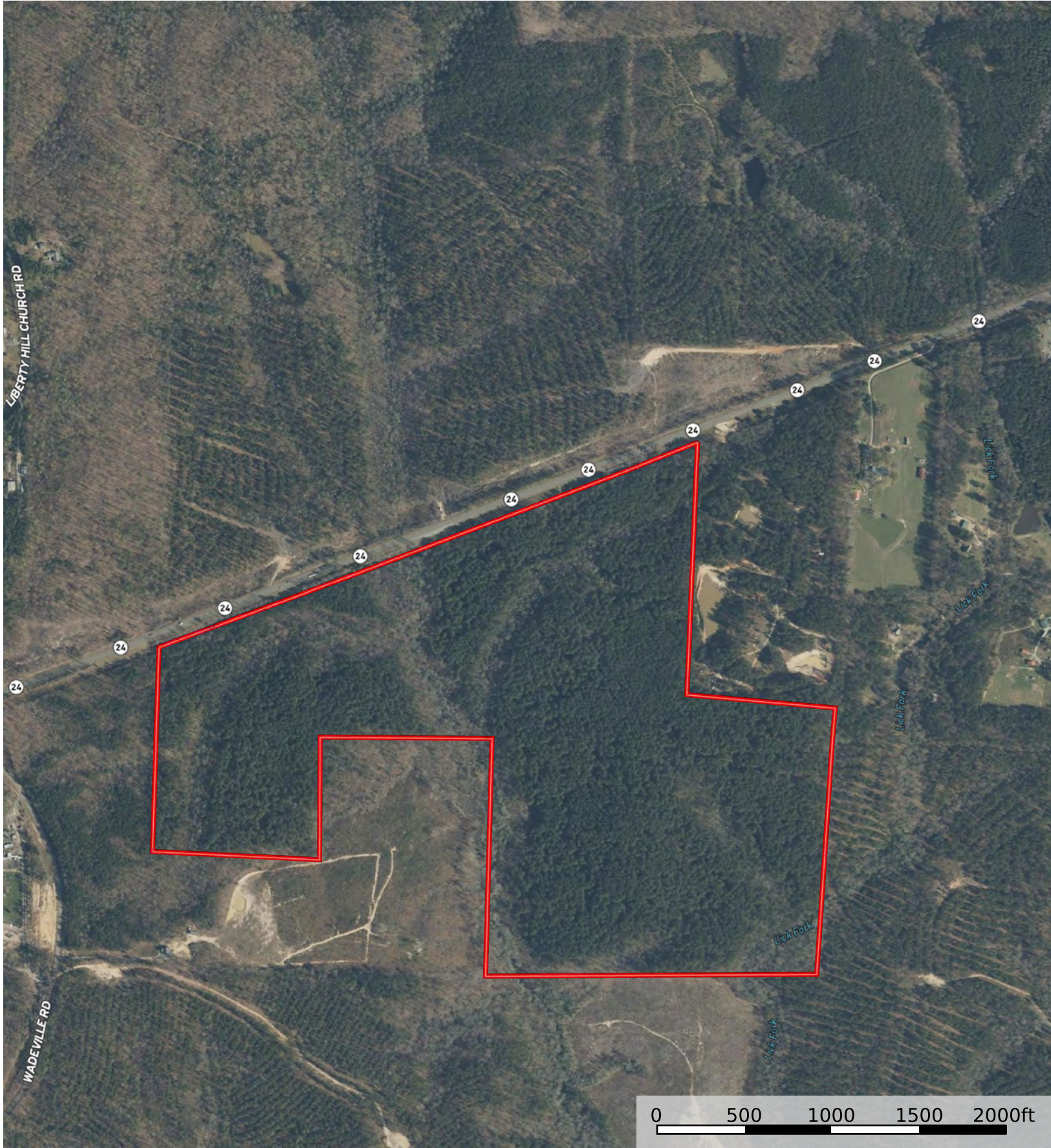
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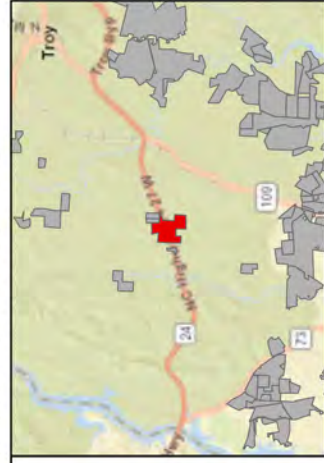
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Block: 9353

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



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

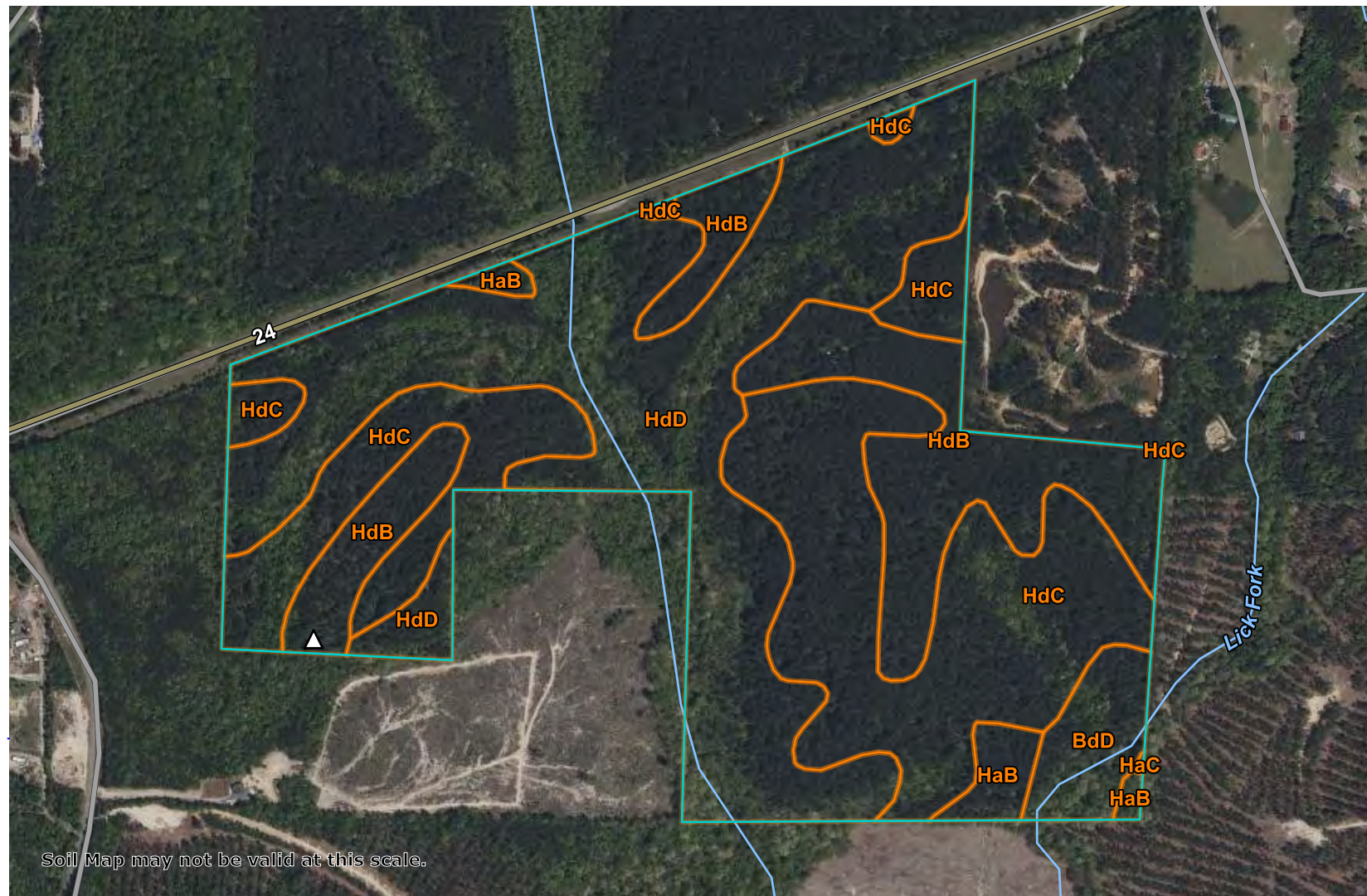
Soil Map—Montgomery County, North Carolina

79° 59' 48" W

79° 58' 40" W

35° 18' 54" N

35° 18' 54" N



35° 18' 18" N

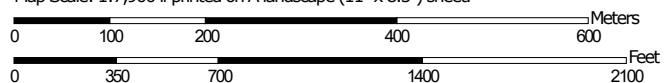
35° 18' 18" N

79° 59' 48" W

79° 58' 40" W



Map Scale: 1:7,900 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: 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
BdD	Badin-Tarrus complex, 15 to 25 percent slopes	5.8	3.7%
HaB	Herndon silt loam, 2 to 8 percent slopes	3.6	2.3%
HaC	Herndon silt loam, 8 to 15 percent slopes	0.1	0.0%
HdB	Herndon silt loam, 2 to 8 percent slopes, very stony	28.7	18.5%
HdC	Herndon silt loam, 8 to 15 percent slopes, very stony	53.9	34.6%
HdD	Herndon silt loam, 15 to 25 percent slopes, very stony	63.5	40.8%
Totals for Area of Interest		155.5	100.0%