



CROSBY
LAND COMPANY

DUCK LAKE RETREAT MONTGOMERY COUNTY, NC

595.8 +/- ACRES

\$4,025,000



PROPERTY DESCRIPTION

Located in the heart of Montgomery County, North Carolina, the Duck Lake Retreat offering consists of approximately 595.8 acres just minutes from the Uwharrie National Forest and less than five minutes from downtown Troy. Conveniently situated along the NC Highway 24/27 Bypass with extensive frontage on both Pekin Road and Saunders Road, this property offers exceptional accessibility from many parts of the state. Interstate 73/74 is located just 10 minutes away, providing convenient access to the Greensboro and Raleigh areas, while NC Highway 24/27 allows for easy access to both Charlotte and Southern Pines, each located less than an hour away. With over 1.5 miles of frontage along paved, state-maintained roads, Duck Lake Retreat offers a rare combination of privacy, accessibility, and long-term investment potential. The property has been exceptionally managed for both timber production and recreation, featuring well-established loblolly pine plantations ranging from approximately 4 to 18 years old. These young and middle-aged pine stands provide significant future income potential while also creating outstanding wildlife habitat and recreational appeal. A well-maintained internal road system, complete with ample gravel and properly installed water diversion structures, provides excellent access throughout the tract. At the center of the property lies the beautiful 7 +/- acre Duck Lake, a truly unique feature that serves as the centerpiece of the property. Improvements surrounding the lake include covered pavilions designed for cooking, entertaining, and social gatherings, creating an ideal setting for family retreats, corporate gatherings, or weekend recreation. The property is also rich in character and history, with several old barns and homesites found throughout the tract that reflect the agricultural heritage of the area. Warner Creek winds through the property, further enhancing the scenery, wildlife habitat, and overall diversity of the tract. Whether you are looking for a private recreational retreat, long-term timber investment, high-end hunting preserve, family compound, company retreat, or future homestead with acreage, Duck Lake Retreat offers an extremely versatile opportunity. The property is currently zoned R-2 for low-to-medium density residential housing, and the overall layout may provide opportunities for future subdivision or the sale of outlying acreage to help recapture a portion of the investment. The property is currently enrolled in the Montgomery County Present-Use Value (PUV) program for forestry, which provides a reduction in property taxes. The buyer shall assume responsibility for any deferred or rollback taxes if the property becomes ineligible for the program following the transfer of title.

PROPERTY FEATURES:

- Private Lake
- Road Frontage
- Timber Investment
- Development Potential
- Recreational or Corporate Retreat
- Secluded Setting with Accessibility

DIRECTIONS:

Place the following GPS coordinates into your mobile navigation app (Google Maps, Apple Maps, etc.): 35.3266267, -79.9000109

CONTACT

Philip Mead

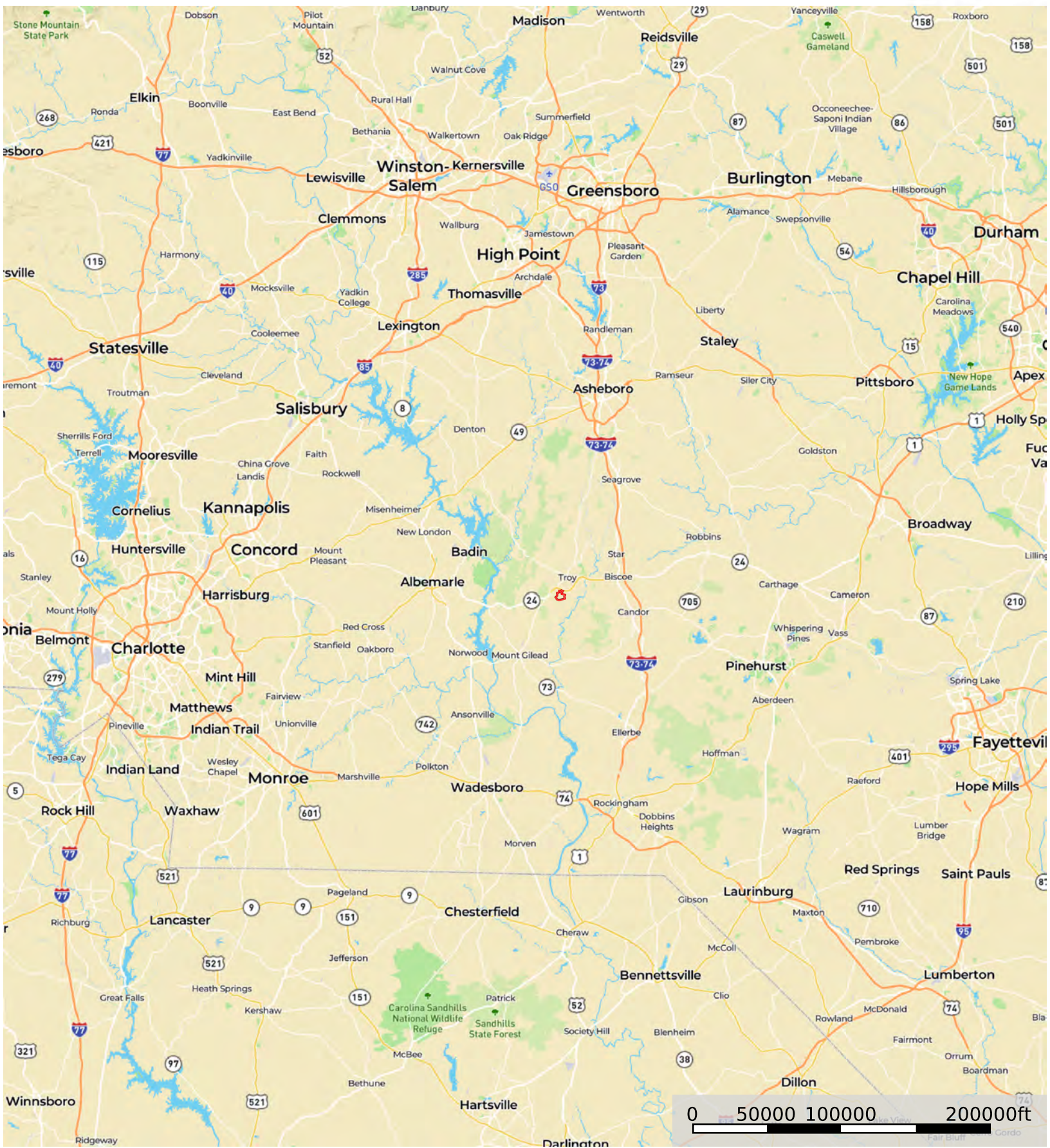
O: 843.782.5700 - M: 336.653.8839

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www.CrosbyLandCo.com

Duck Lake Retreat

Montgomery County, North Carolina, 595.8 AC +/-

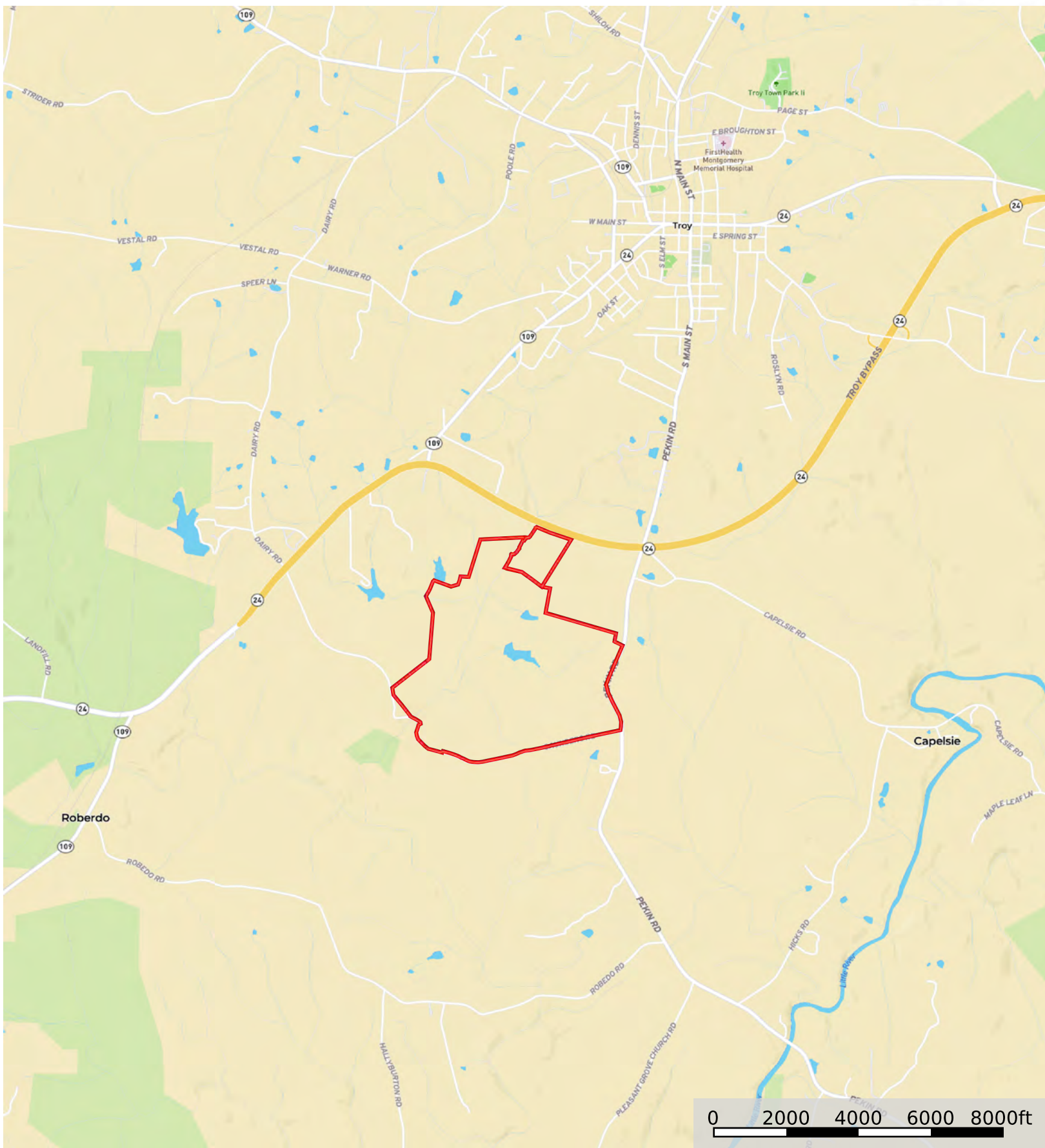


Boundary

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.

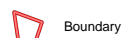
Todd Crosby
P: 8437825700 Crosbylandco.com

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.



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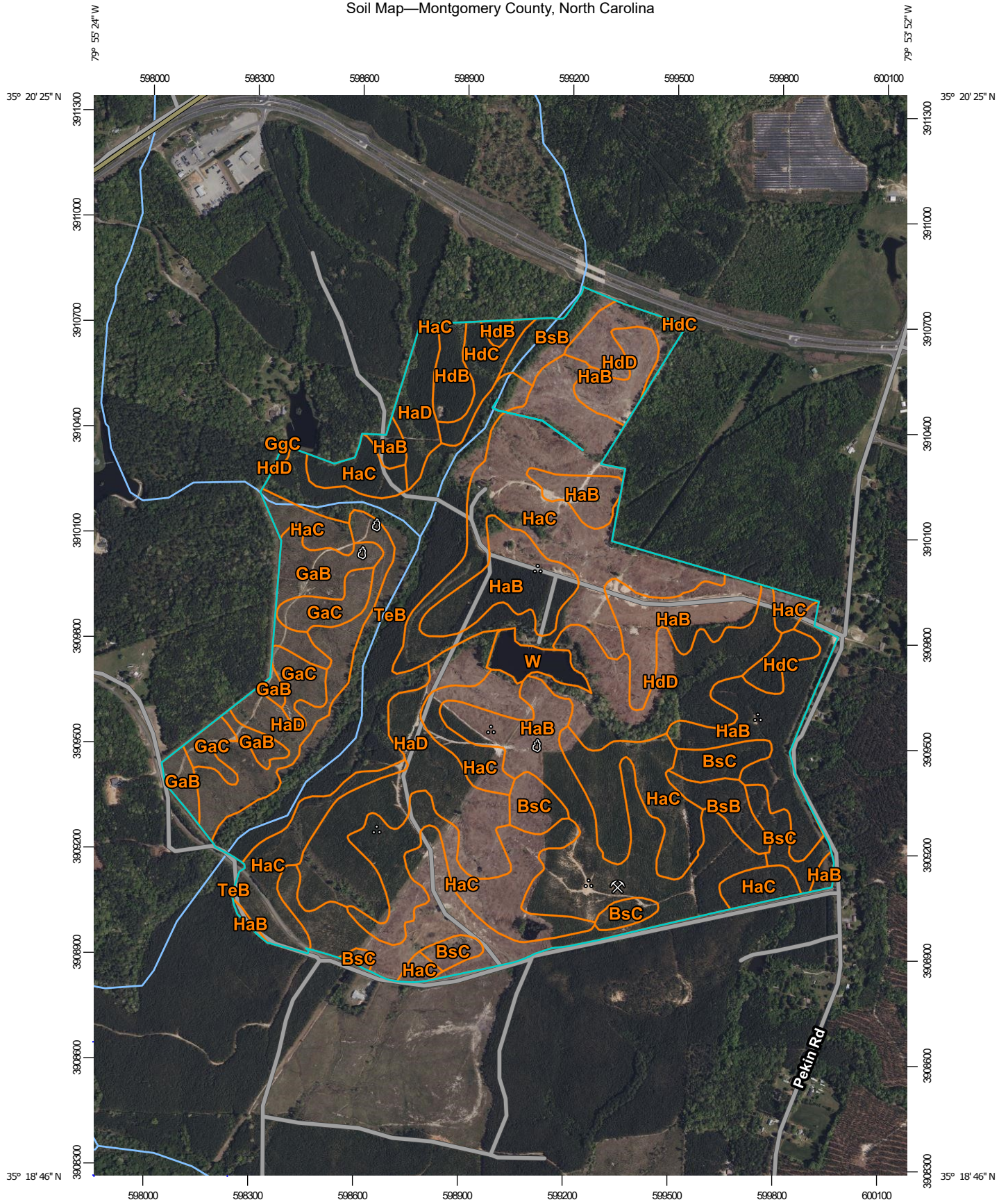
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Soil Map—Montgomery County, North Carolina



Map Scale: 1:15,000 if printed on A portrait (8.5" x 11") 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


5/9/2026
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.

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

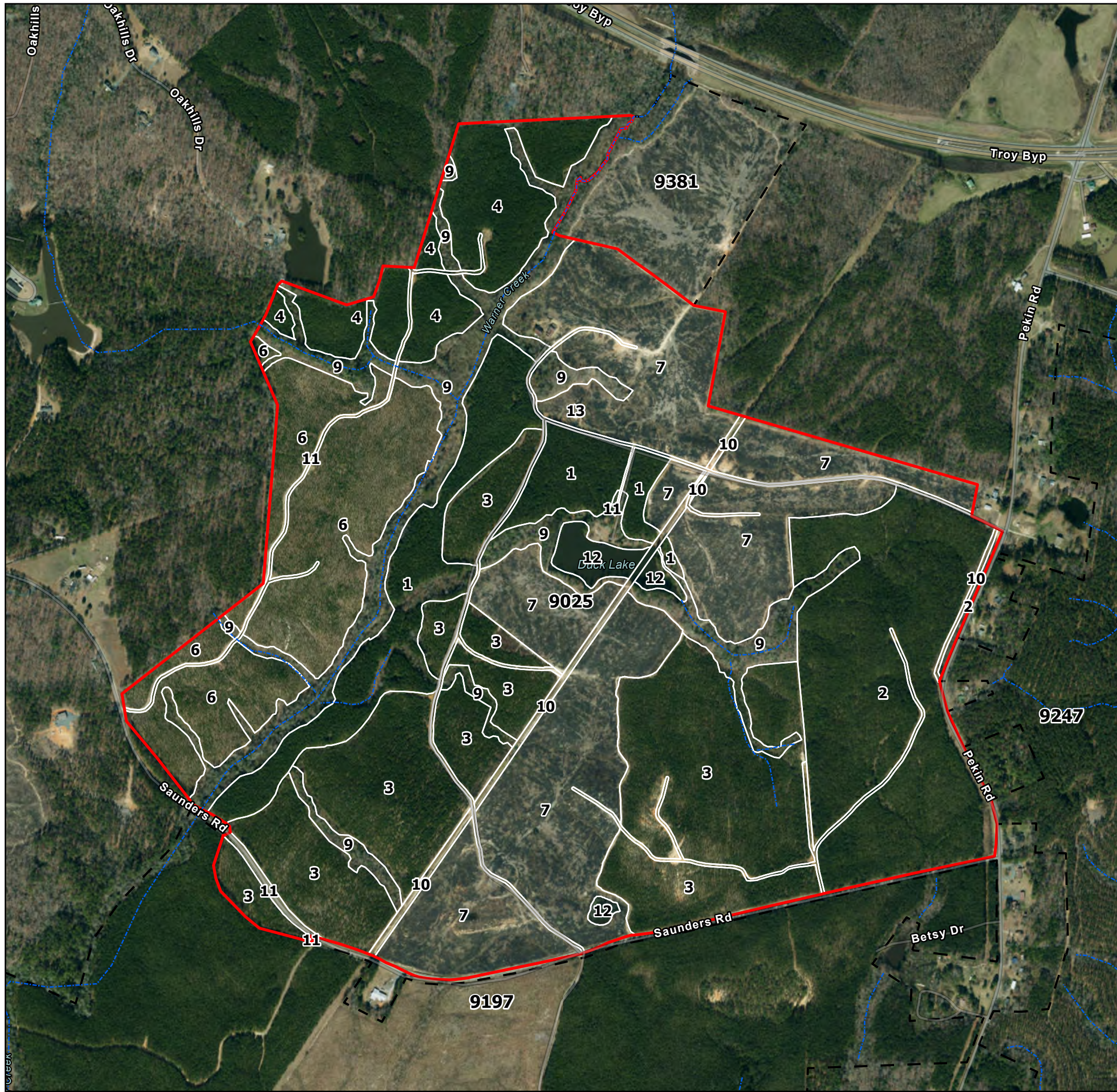
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BsB	Biscoe-Secrest complex, 2 to 6 percent slopes	14.3	2.4%
BsC	Biscoe-Secrest complex, 6 to 10 percent slopes	23.0	3.9%
GaB	Georgeville silt loam, 2 to 8 percent slopes	18.7	3.2%
GaC	Georgeville silt loam, 8 to 15 percent slopes	14.7	2.5%
GgC	Georgeville silt loam, 8 to 15 percent slopes, very stony	0.4	0.1%
HaB	Herndon silt loam, 2 to 8 percent slopes	152.9	25.9%
HaC	Herndon silt loam, 8 to 15 percent slopes	160.4	27.1%
HaD	Herndon silt loam, 15 to 25 percent slopes	75.6	12.8%
HdB	Herndon silt loam, 2 to 8 percent slopes, very stony	7.4	1.3%
HdC	Herndon silt loam, 8 to 15 percent slopes, very stony	11.5	1.9%
HdD	Herndon silt loam, 15 to 25 percent slopes, very stony	41.6	7.0%
TeB	Tillery silt loam, 0 to 6 percent slopes, rarely flooded	64.9	11.0%
W	Water	5.9	1.0%
Totals for Area of Interest		591.2	100.0%





Block: 9025

Montgomery, NC - 556.17 Ac

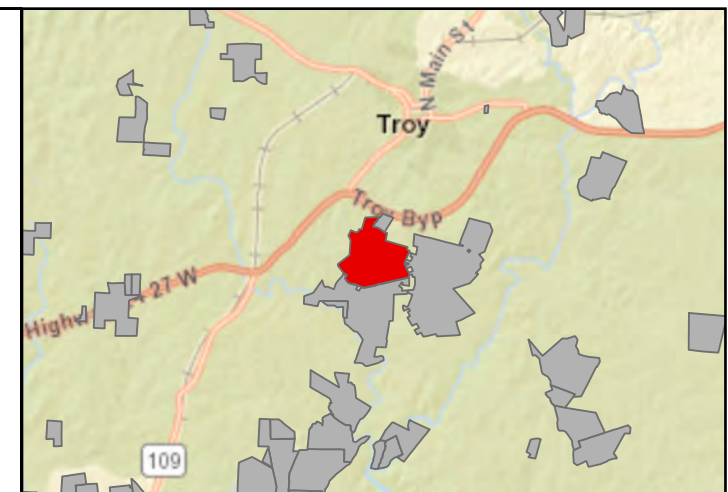
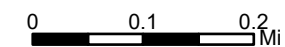
StandNum	TimberType	Species	Planted	Acres
1	Fertilized Thinned Plantation	Loblolly Pine	2009	42.66
2	Plantation	Loblolly Pine	2013	72.49
3	Plantation	Loblolly Pine	2017	123.46
4	Plantation	Loblolly Pine	2015	35.02
6	Plantation	Loblolly Pine	2019	61.63
7	Plantation	Loblolly Pine	2023	139.21
9	Streamside Mgt Zone	None	0	58.92
10	Non-Forest	Utilities	0	5.21
11	Non-Forest	Road	0	11.41
12	Non-Forest	Ponds	0	6.05
13	None	Cemetery	0	0.12

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1 inch equals 917 ft

Center: 79°54'38"W 35°19'35"N



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



Block: 9381

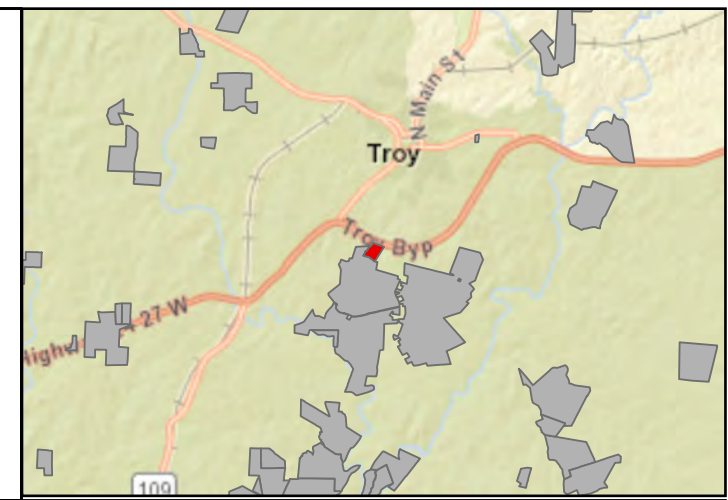
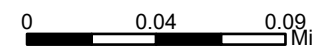
Montgomery, NC - 35.08 Ac

StandNum	TimberType	Species	Planted	Acres
1	Plantation	Loblolly Pine	2023	28.79
2	Streamside Mgt Zone	None	0	6.27



1 inch equals 333 ft

Center: 79°54'28"W 35°20'N



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