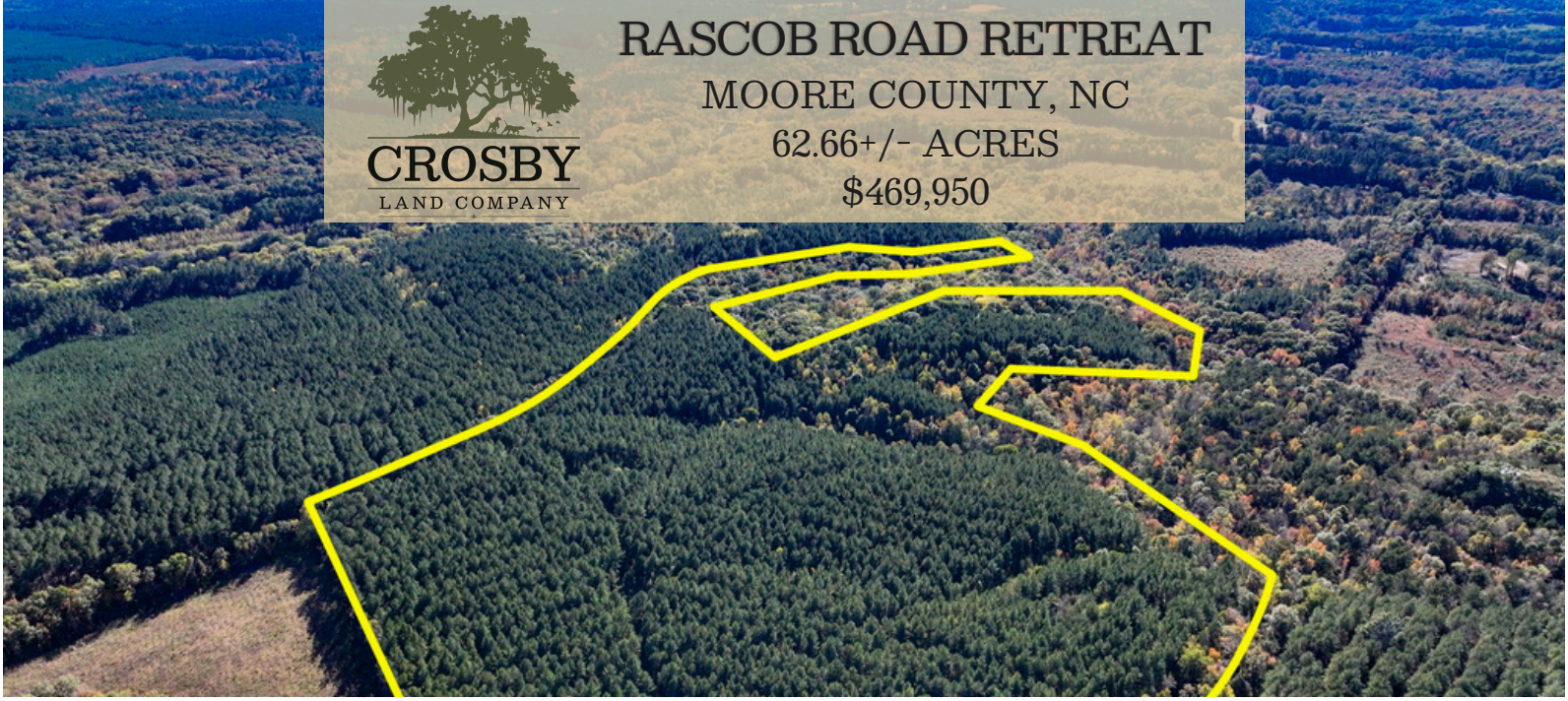
RASCOB ROAD RETREAT

MOORE COUNTY, NC

62.66+/- ACRES

$469,950









PROPERTY DESCRIPTION

Located just north of Carthage in Moore County, North Carolina, Rascob Road Retreat offers approximately 62.66 ± acres of highly productive timberland, scenic creek frontage, and exceptional recreational opportunities. The property features approximately 50 acres of mature, professionally managed loblolly pine plantation, natural hardwood forests, and one-half mile of frontage along Rascob Road. Its desirable location provides rural privacy with convenient access to Carthage, Pinehurst, Southern Pines, and Sanford.

One of the property's most valuable attributes is its 33-year-old loblolly pine plantation, which has benefited from intensive forest management practices, including commercial thinning, competing vegetation control, and fertilization. These practices have promoted vigorous growth and improved timber quality, resulting in a substantial volume of mature, merchantable timber with significant near-term income potential.

The property also features approximately one-quarter mile of frontage along scenic Rogers Creek, where its rocky creek bed and natural hardwood corridors provide beautiful scenery and excellent wildlife habitat. The combination of mature pine timber, hardwood forests, and reliable water resources creates favorable conditions for white-tailed deer, wild turkey, and other native wildlife, making the property well-suited for hunting, outdoor recreation, and conservation.

The seller recently completed a boundary survey, providing additional confidence in the property's acreage and boundary locations. A copy of the survey is available upon request.

Rascob Road Retreat represents an exceptional opportunity to acquire a well-managed timberland investment with substantial near-term income potential, outstanding recreational attributes, and long-term conservation value in one of Moore County's most desirable rural settings.

The property is currently enrolled in the Moore County Present-Use Value (PUV) program for forestry, providing reduced property taxes. The buyer shall be responsible for any deferred or rollback taxes resulting from the property's disqualification from the program following the transfer of title.

PROPERTY FEATURES:

- Road Frontage
- Timber Investment
- Conservation Potential
- Marketable Timber Value
- Substantial Creek Frontage
- Secluded Setting with Accessibility

DIRECTIONS:

For navigation to the property, copy and paste the following GPS coordinates into your mobile navigation app: 35.499288, -79.412287.

CONTACT

Philip Mead

O: 843.782.5700 - M: 336.653.8839

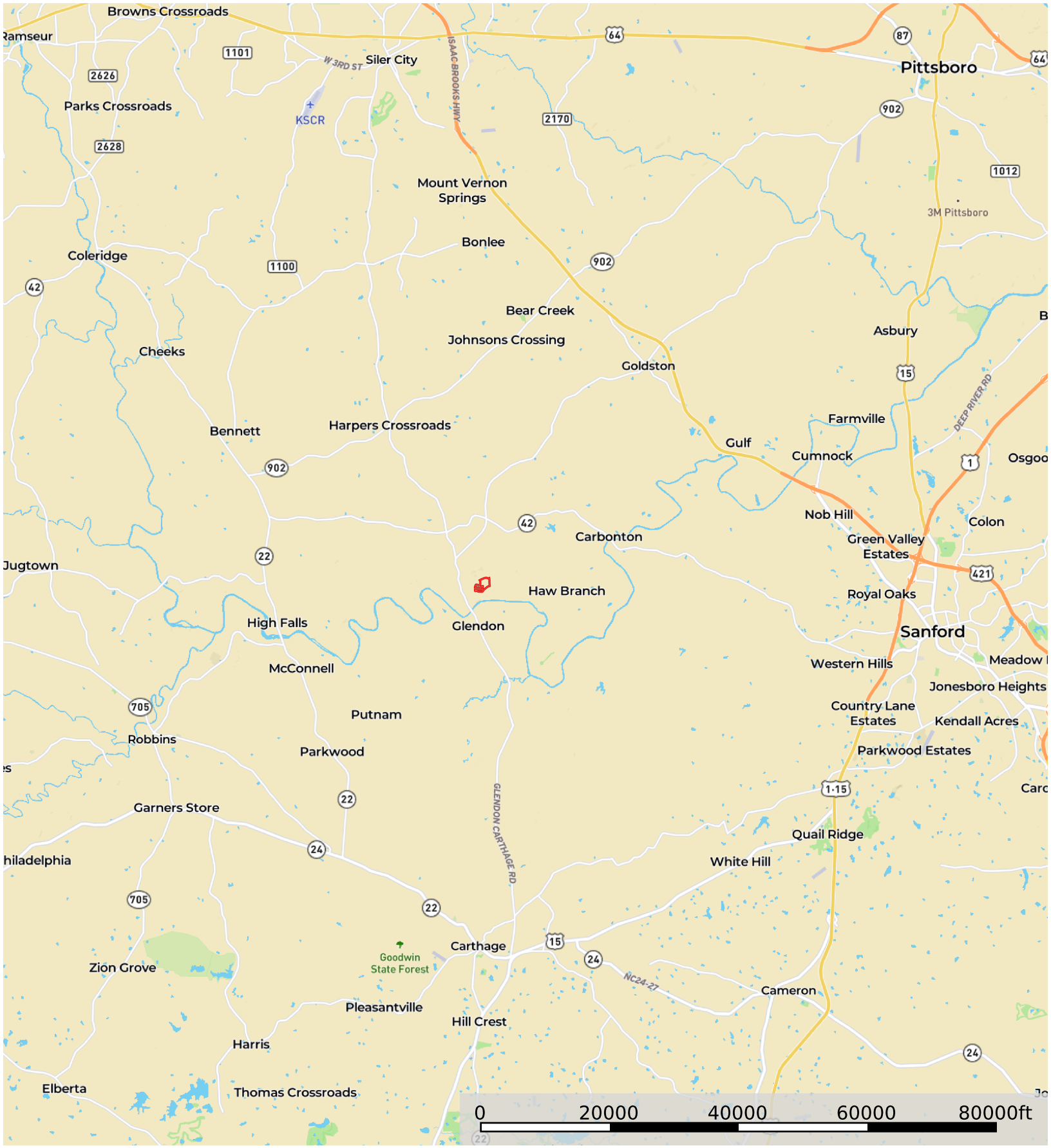
Email: philipmead@crosbylandco.com

www.CrosbyLandCo.com

Rascob Road Retreat

Moore County, North Carolina, 62.66 AC +/-

CROSBY LAND COMPANY



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

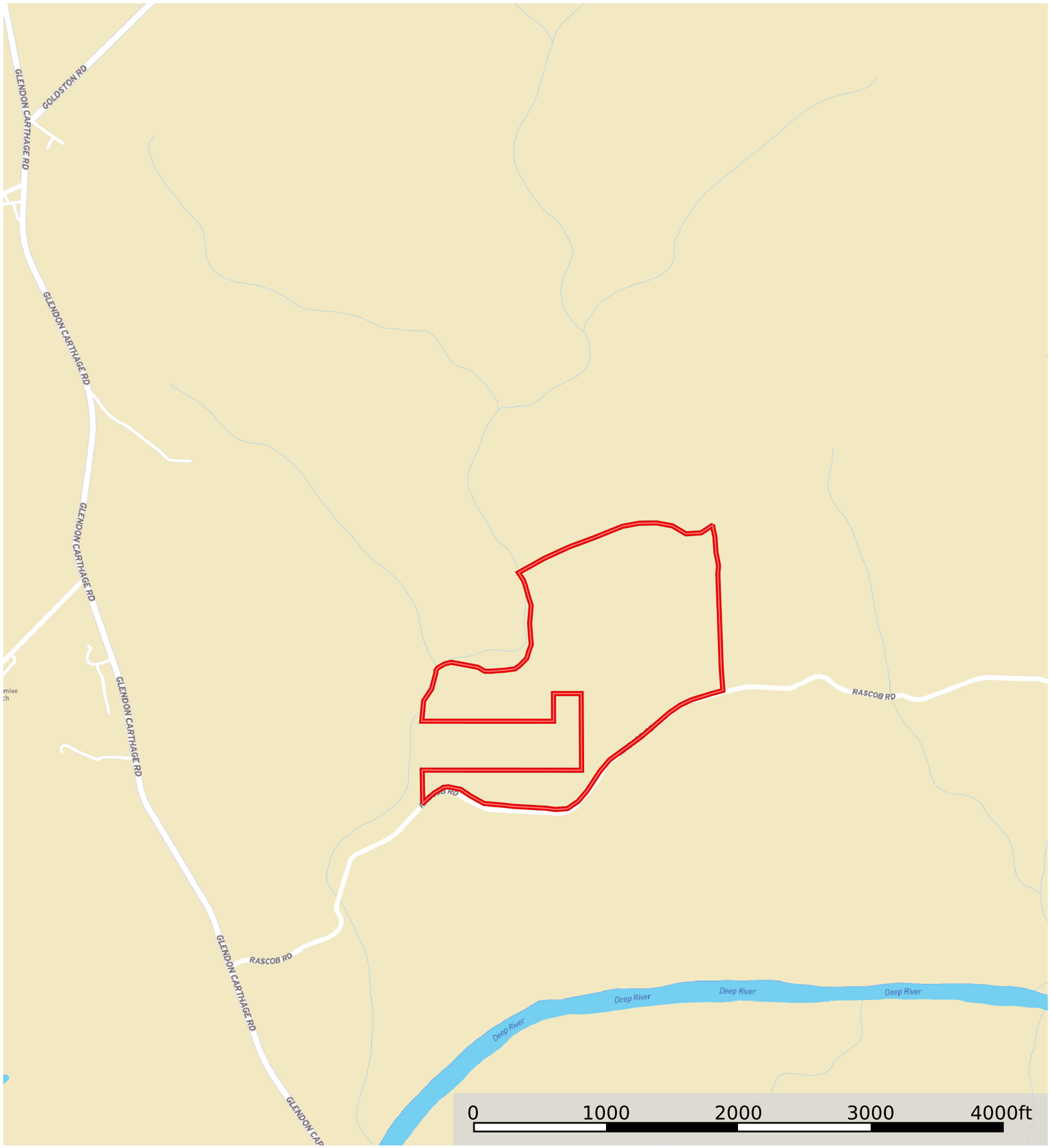
P: 8437825700 Crosbylandco.com

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.

Rascob Road Retreat

Moore County, North Carolina, 62.66 AC +/-

CROSBY LAND COMPANY



Boundary

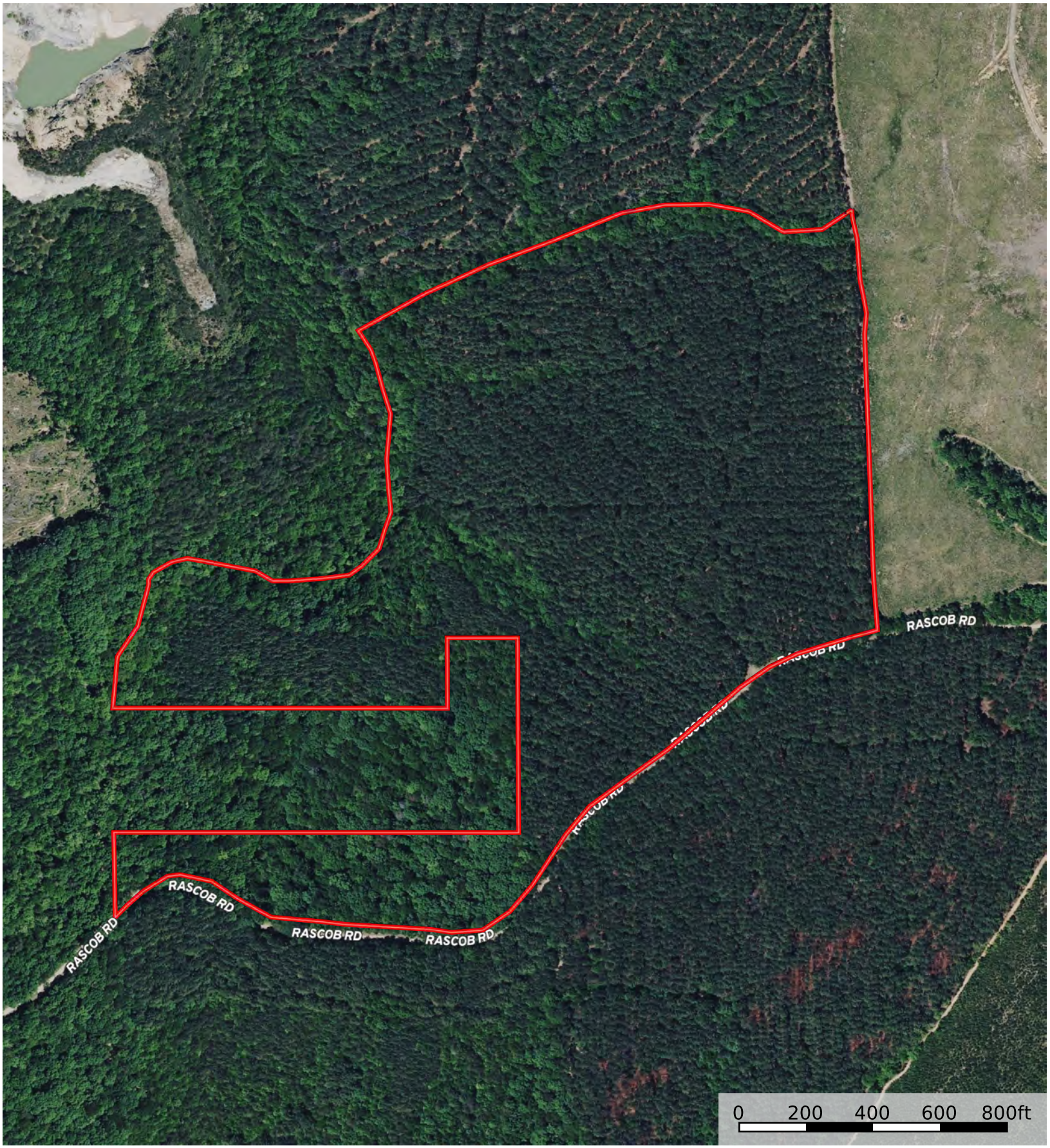
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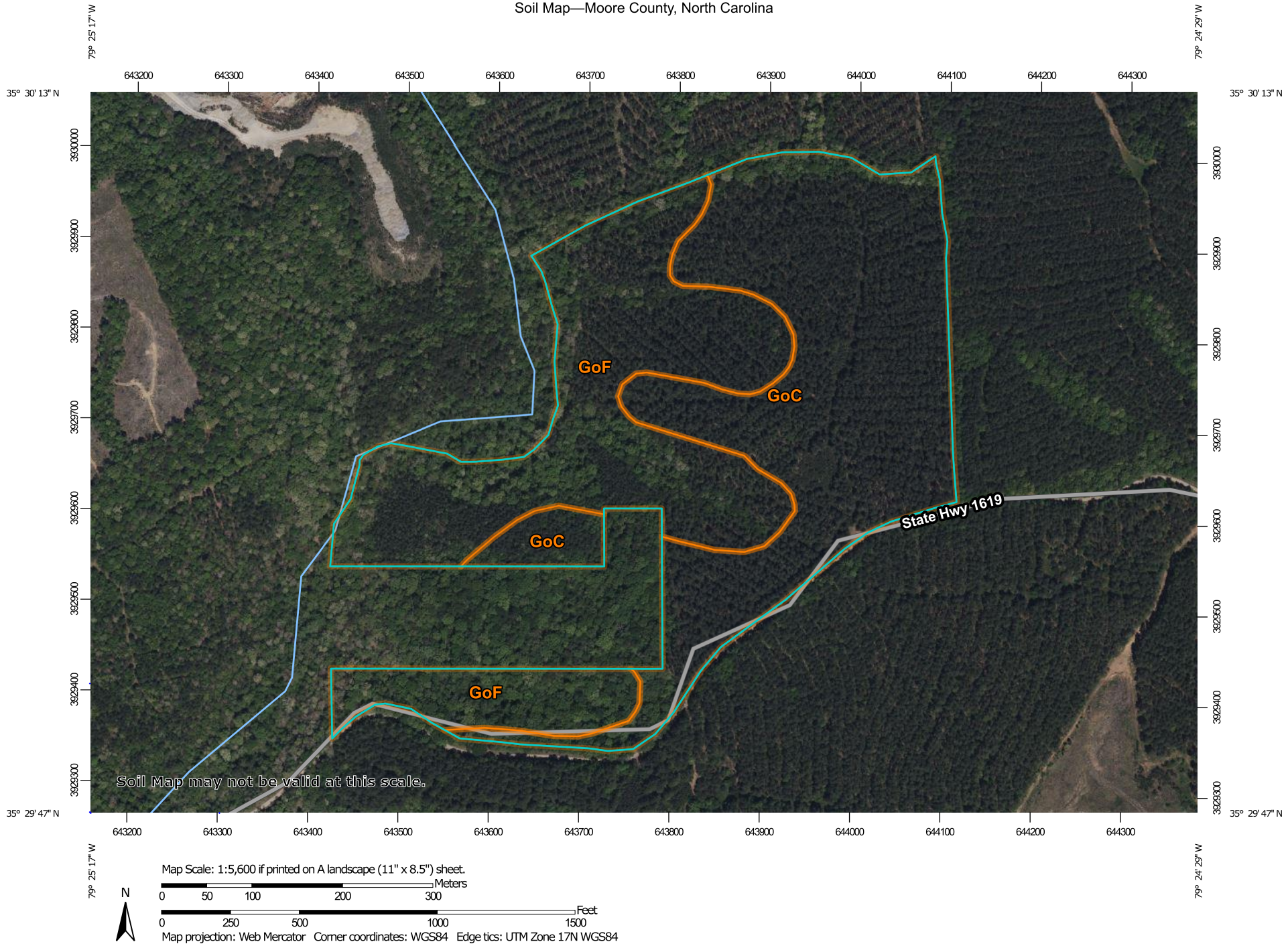
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Soil Map—Moore County, North Carolina



Map Scale: 1:5,600 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 250 500 1000 1500

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
GoC	Goldston very channery silt loam, 2 to 15 percent slopes	32.7	53.5%
GoF	Goldston very channery silt loam, 15 to 45 percent slopes	28.4	46.5%
Totals for Area of Interest		**61.2**	**100.0%**