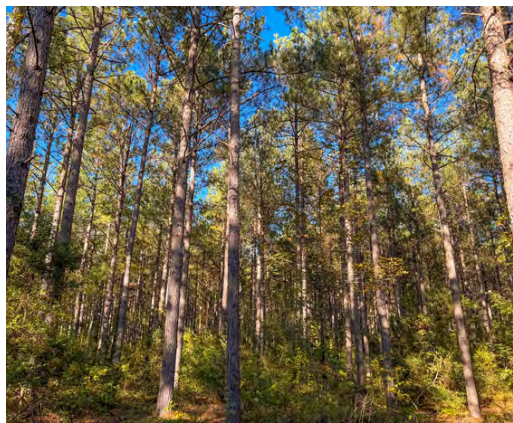
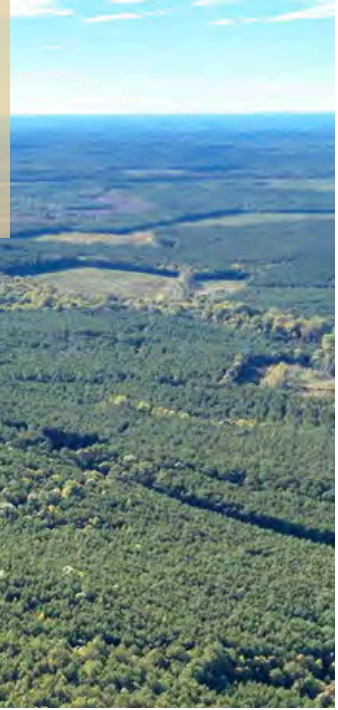




MCLENDONS CREEK TIMBERLAND

MOORE COUNTY, NC
98.4 +/- ACRES
\$639,600



PROPERTY DESCRIPTION

Located just north of Carthage in Moore County, North Carolina, McLendons Creek Timberland offers approximately 98.4 +/- acres of highly productive timberland, extensive creek frontage, and exceptional recreational opportunities. The property features over 350 feet of frontage along Kelly Plantation Road, providing convenient access to a diverse property of professionally managed pine plantations and mature hardwood forest.

Situated in the northern portion of Moore County, the property offers a desirable combination of rural privacy and accessibility to Carthage, Pinehurst, Southern Pines, and Sanford. The surrounding area is characterized by productive agricultural and timberland, large rural properties, and an abundance of natural resources. Its location provides an opportunity for those seeking a timberland investment, private recreational retreat, or long-term landholding in the growing Sandhills region of North Carolina.

One of the property's most significant attributes is its approximately 84.1 +/- acres of intensively managed loblolly pine plantations. Approximately 29.3 +/- acres consist of 27-year-old loblolly pine that has benefited from commercial thinning, competing vegetation control, and fertilization. These management practices have promoted healthy growth and improved timber quality, resulting in a valuable stand of merchantable timber with substantial near-term income potential. The opportunity to capture a significant portion of the property's timber investment in the foreseeable future provides an attractive financial component for prospective buyers.

An additional 54.8 +/- acres consist of 18-year-old loblolly pine plantations that have received the same intensive management, including commercial thinning, vegetation control, and fertilization. This younger stand offers excellent growth potential and the opportunity for future timber income as it continues to mature. Together, the two age classes provide a diversified timber investment with staggered harvest opportunities, allowing a future owner to balance near-term income with continued long-term timber growth and appreciation.

The property's most notable natural feature is its nearly one mile of frontage along McLendons Creek. This historic waterway, originally known as Buck Creek, played an important role in the early settlement of Moore County.

The creek was named for the McLendon family, who settled in the area during the mid-1700s. Joel McLendon established a homestead and gristmill along the creek, and his circa-1760 log cabin remains preserved today as one of the county's most significant historic structures. The fertile soils throughout the McLendons Creek watershed have supported generations of agricultural and forestry activities and continue to contribute to the productivity and natural character of the surrounding landscape.

The property's remaining acreage consists of mature white oak and other miscellaneous hardwood species concentrated along McLendons Creek and its tributaries. These hardwood areas, combined with the extensive creek frontage and managed pine plantations, create a diverse landscape offering exceptional wildlife habitat and recreational opportunities. The combination of mature hardwoods, reliable water resources, and varying timber age classes provides favorable conditions for deer, wild turkey, and other native wildlife. The creek corridor also offers considerable conservation value, providing an opportunity to protect important riparian habitat and preserve the natural beauty of this historic watershed.

McLendons Creek Timberland represents an exceptional opportunity to acquire a well-managed timberland investment with substantial near-term income potential, productive soils, extensive water frontage, and outstanding recreational and conservation attributes. Whether your objectives include timber production, hunting, outdoor recreation, conservation, or establishing a private family retreat, this property offers a rare combination of financial productivity and natural resources in one of Moore County's most desirable rural settings.

PROPERTY FEATURES:

- Road Frontage
- Timber Investment
- Marketable Timber Value
- Conservation Potential
- 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: 35.4119862, -79.4400268.

CONTACT

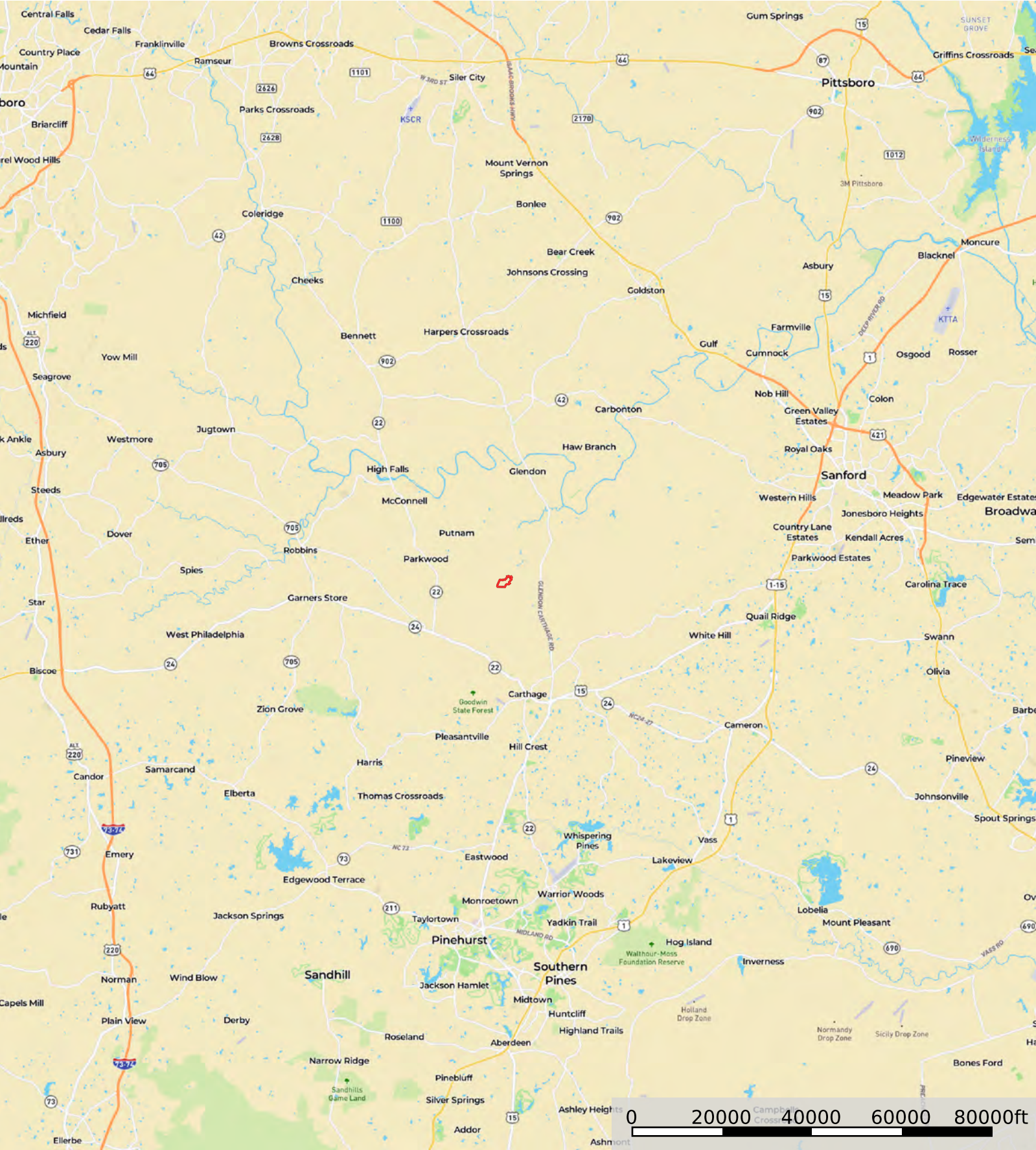
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www.CrosbyLandCo.com

McLendons Creek Timberland
Moore County, North Carolina, 98.4 AC +/-

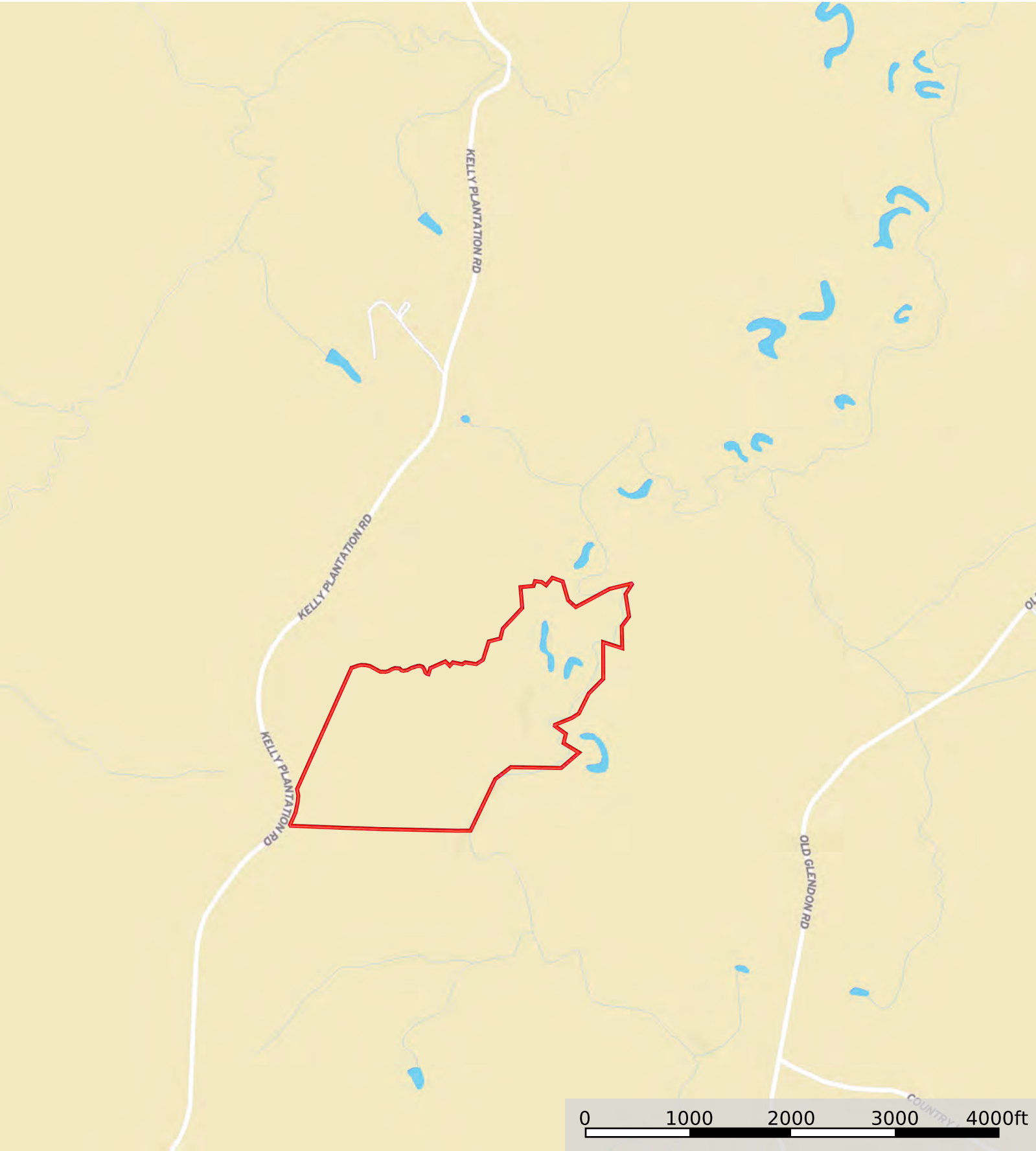


Boundary

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.

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Soil Map—Moore County, North Carolina



Soil Map may not be valid at this scale.

Map Scale: 1:6,340 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 300 600 1200 1800 Feet

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



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

10/9/2026
Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ch	Chewacla silt loam, 0 to 2 percent slopes, frequently flooded	18.9	19.2%
Co	Congaree loam, 0 to 2 percent slopes, frequently flooded	4.6	4.6%
MoB	Mooshaunee-Hallison complex, 2 to 8 percent slopes	27.5	28.0%
MoD	Mooshaunee-Hallison complex, 8 to 15 percent slopes	2.1	2.2%
PkD	Pinkston silt loam, 8 to 15 percent slopes	21.8	22.2%
PkF	Pinkston silt loam, 15 to 40 percent slopes	22.3	22.6%
W	Water	1.3	1.3%
Totals for Area of Interest		98.4	100.0%

Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
Ch	Chewacla silt loam, 0 to 2 percent slopes, frequently flooded	95	18.9	19.2%
Co	Congaree loam, 0 to 2 percent slopes, frequently flooded	90	4.6	4.6%
MoB	Mooshaunee-Hallison complex, 2 to 8 percent slopes	82	27.5	28.0%
MoD	Mooshaunee-Hallison complex, 8 to 15 percent slopes	82	2.1	2.2%
PkD	Pinkston silt loam, 8 to 15 percent slopes		21.8	22.2%
PkF	Pinkston silt loam, 15 to 40 percent slopes		22.3	22.6%
W	Water		1.3	1.3%
Totals for Area of Interest			98.4	100.0%

Description

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Rating Options

Units of Measure: feet

Tree: loblolly pine

Site Index Base: Coile, Schumacher 1953 (690)

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Interpret Nulls as Zero: No