NICHOLSON

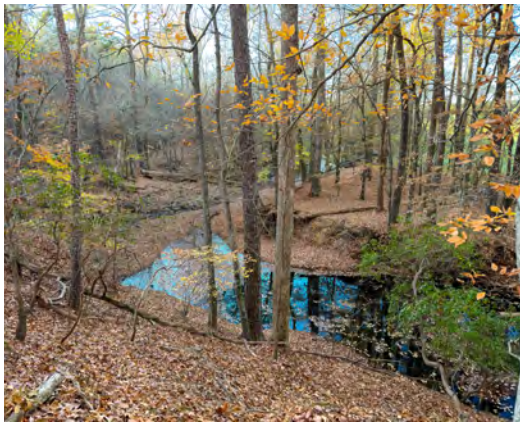
MONTGOMERY COUNTY, NC

184 +/- ACRES

$706,875









PROPERTY DESCRIPTION

The Nicholson listing consists of approximately 183.6 +/- acres located in southern Montgomery County, North Carolina, in the rural Pekin community near the Richmond County line. The property is situated approximately 15.5 miles south of Troy, 10 miles from Mount Gilead, and 10 miles from Interstate 73/74. The property lies on both sides of Poole Farm Road, a state-maintained gravel road, providing ample road frontage and multiple potential access points.

The topography is gently rolling, with approximately 89% of the property (163 acres) consisting of recently harvested timberland. The remaining acreage is comprised primarily of natural hardwood buffers along intermittent and perennial streams and drainage areas. The harvested acreage has not been replanted, providing an opportunity for a new owner to establish a pine plantation and implement a forest management plan suited to their objectives.

In addition to its timber investment potential, the property offers excellent opportunities for hunting and outdoor recreation. The recently harvested areas provide early successional habitat and cover for wildlife, while the hardwood corridors offer additional habitat diversity and natural travel corridors. There is also an opportunity to establish interior access roads, food plots, and other improvements to enhance the property's recreational value.

With its manageable topography, extensive road frontage, and substantial acreage available for reforestation, the Nicholson listing is well suited for timber investment, recreational use, or a combination of both.

PROPERTY FEATURES:

- Gently Rolling Terrain
- Timber Investment Potential
- State-Maintained Road Access
- Excellent Deer & Turkey Habitat
- Natural Wildlife Travel Corridors
- Frontage On Both Sides Of Poole Farm Road
- Recently Harvested – Ready For Replanting

DIRECTIONS:

Copy and paste the following GPS coordinates into your mobile navigation app:
35.187790, -79.852530

CONTACT
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www.CrosbyLandCo.com

Nicholson

Montgomery County, North Carolina, 184 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

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Nicholson

Montgomery County, North Carolina, 184 AC +/-

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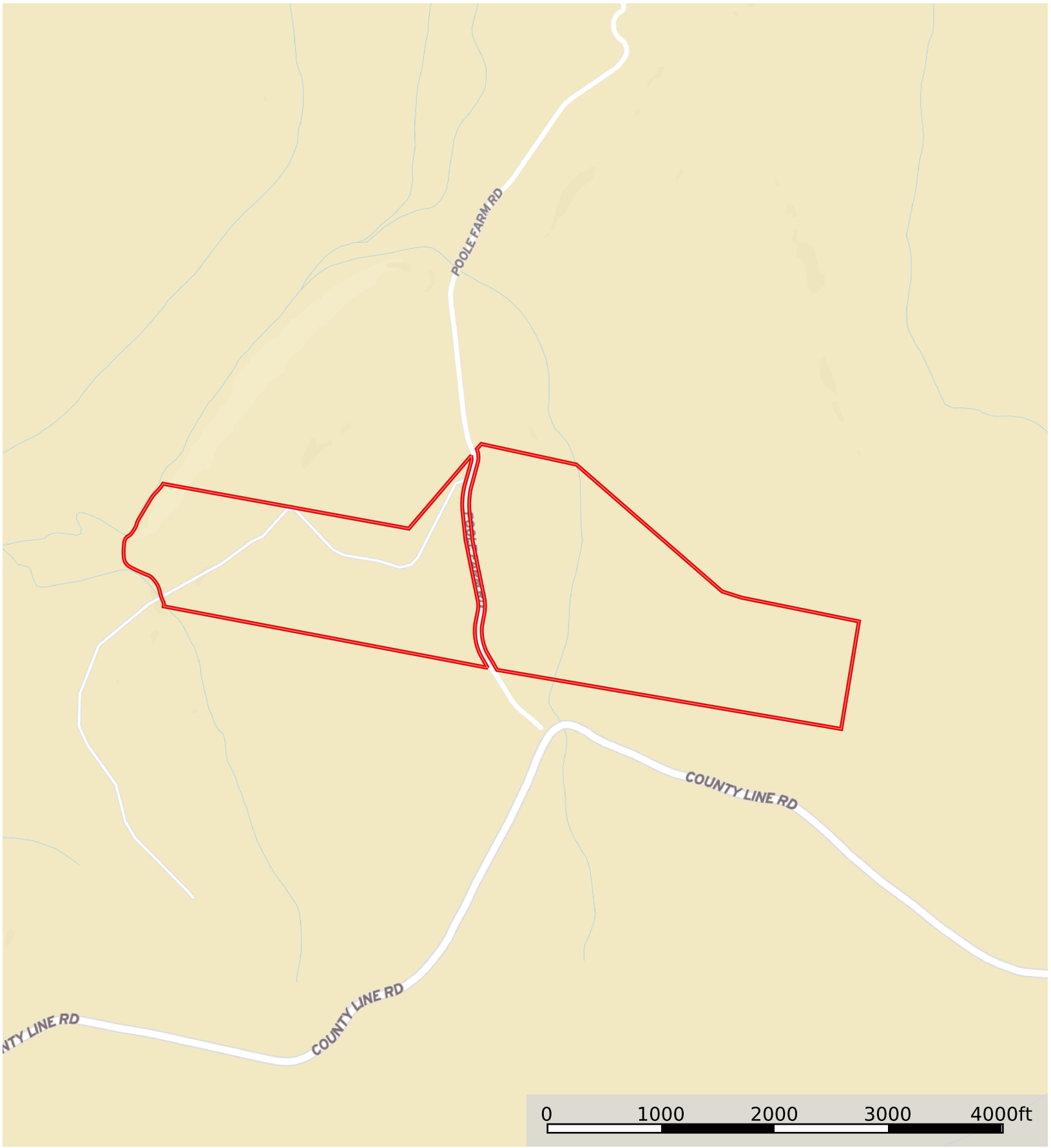

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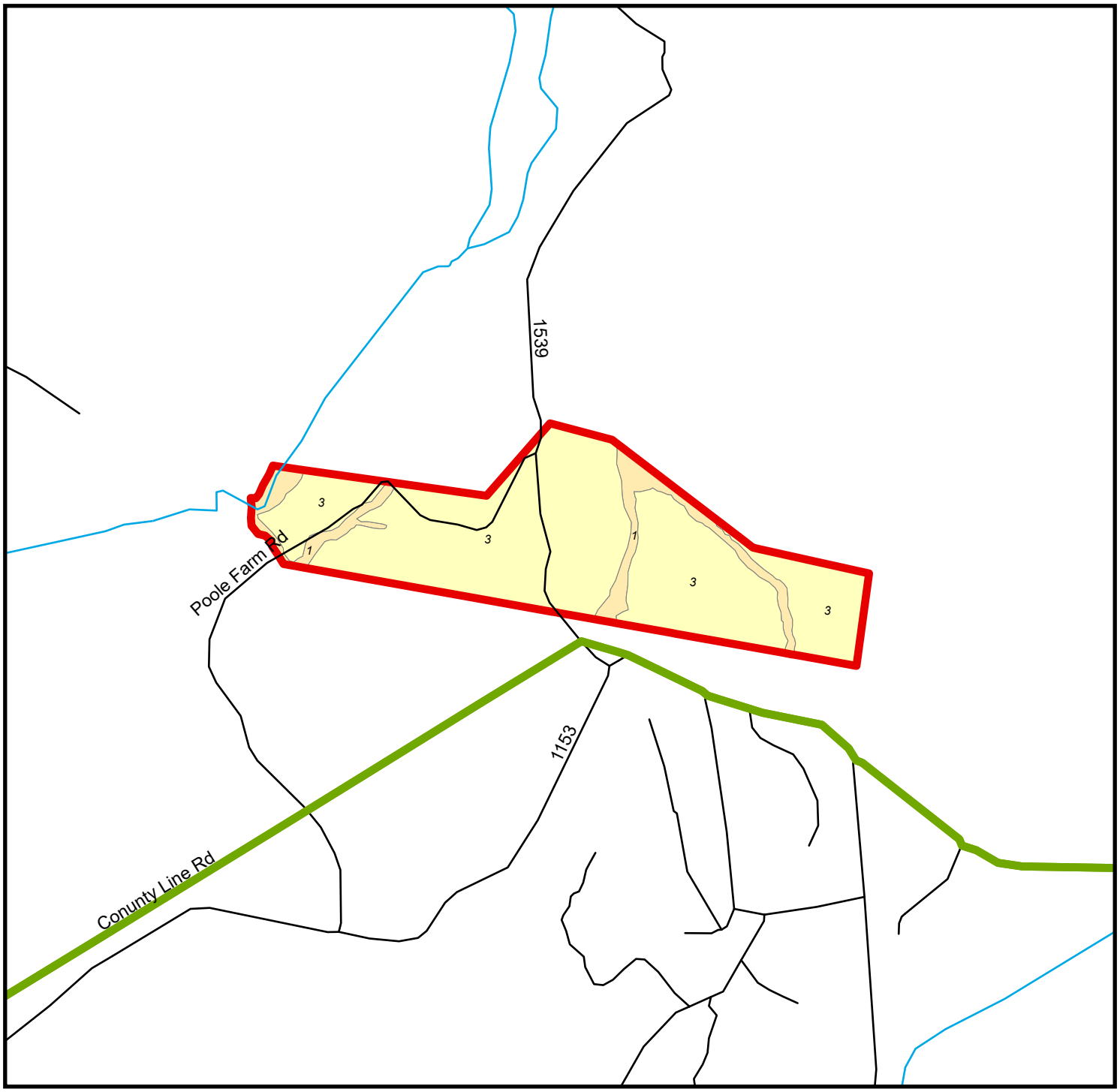

Montgomery 002 - Nicholson - Stand Map
Montgomery 002 - Nicholson
Parcel # 37123Hb1001
Montgomery County, NC - approx. 183.6 acres +/-

Stand #	Cover Type	Age	Acres
1	Hardwood	98	20.9
3	Open	1	162.7

Smaller stands have been excluded to fit in the allowable space

Property Listing
County
Interstate
US Highway
State Highway
Other Road
Railroad
Lake/Reservoir
Perennial River/Stream

N

SCALE: 1:18,000

0 690 1,380 2,070 Feet

The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from routine maintenance of the inventory system. Neither the owner nor its officers, directors, employees or agents represent or warrant the accuracy or completeness of the ownership acreage, the cover type acreage, timber inventory species, grade or volumes, legal or practical access to the property, or operability.

9/30/2026