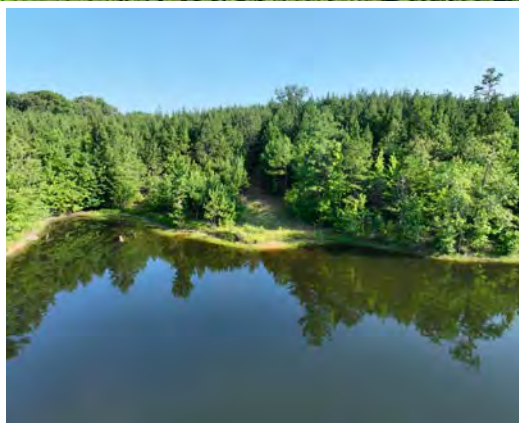




CANTERWOODS GETAWAY MONTGOMERY COUNTY, NC

94.8 +/- ACRES

\$750,500



PROPERTY DESCRIPTION

Located in western Montgomery County, North Carolina, Canterwoods Getaway consists of approximately 94.8± acres just minutes from the Uwharrie National Forest, Lake Tillery, and only 16 minutes from downtown Albemarle. Conveniently situated with extensive frontage along both NC Highway 73 and Zion Church Road, the property offers outstanding accessibility while maintaining privacy and seclusion. Its location near the intersection of NC Highway 24/27 and NC Highway 73 also provides convenient access to the greater Charlotte area. With more than three-quarters of a mile of frontage along paved, state-maintained roads, the property is well suited for a permanent residence, weekend retreat, recreational cabin, or long-term investment.

Professionally managed for both timber production and recreation, the property features a well-established 13-year-old loblolly pine plantation that is approaching the stage where it may be suitable for a commercial thinning, offering the potential for future timber income. In addition to its long-term timber value, the plantation provides excellent wildlife habitat, making the property ideal for hunting, outdoor recreation, and sustainable forest management.

The centerpiece of the property is an attractive 2.5± acre pond offering excellent fishing, scenic views, and a beautiful setting for a future homesite. Whether relaxing by the water, entertaining family and friends, or simply enjoying the peaceful surroundings, the pond creates an exceptional focal point for the property.

Also located on the property is the former homesite of a previous owner, which includes a mobile home, utility connections, and several storage buildings. These improvements are currently used by the hunting club for storage and gatherings and are being sold strictly AS IS, WHERE IS, with all faults. Public water is available along the road frontage, further enhancing the property's appeal for future residential use, subject to applicable approvals and utility availability.

Whether you are searching for a private homesite, a recreational retreat, a timber investment, or a high-quality hunting property, Canterwoods Getaway offers exceptional versatility. The property is currently zoned R-2 (Low-to-Medium Density Residential). While no representations are made regarding future development, the property's road frontage, configuration, and zoning may provide subdivision potential, subject to governmental approvals and applicable regulations.

The property is currently enrolled in the Montgomery County Present-Use Value (PUV) forestry program, which provides reduced 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 Pond
- Road Frontage
- Future Homesite
- Timber Investment
- Recreational Retreat
- Development Potential
- Secluded Setting with Accessibility

DIRECTIONS:

Paste the following GPS coordinates into your mobile navigation app (Google Maps, Apple Maps, etc.): 35.2734090, -80.0460269

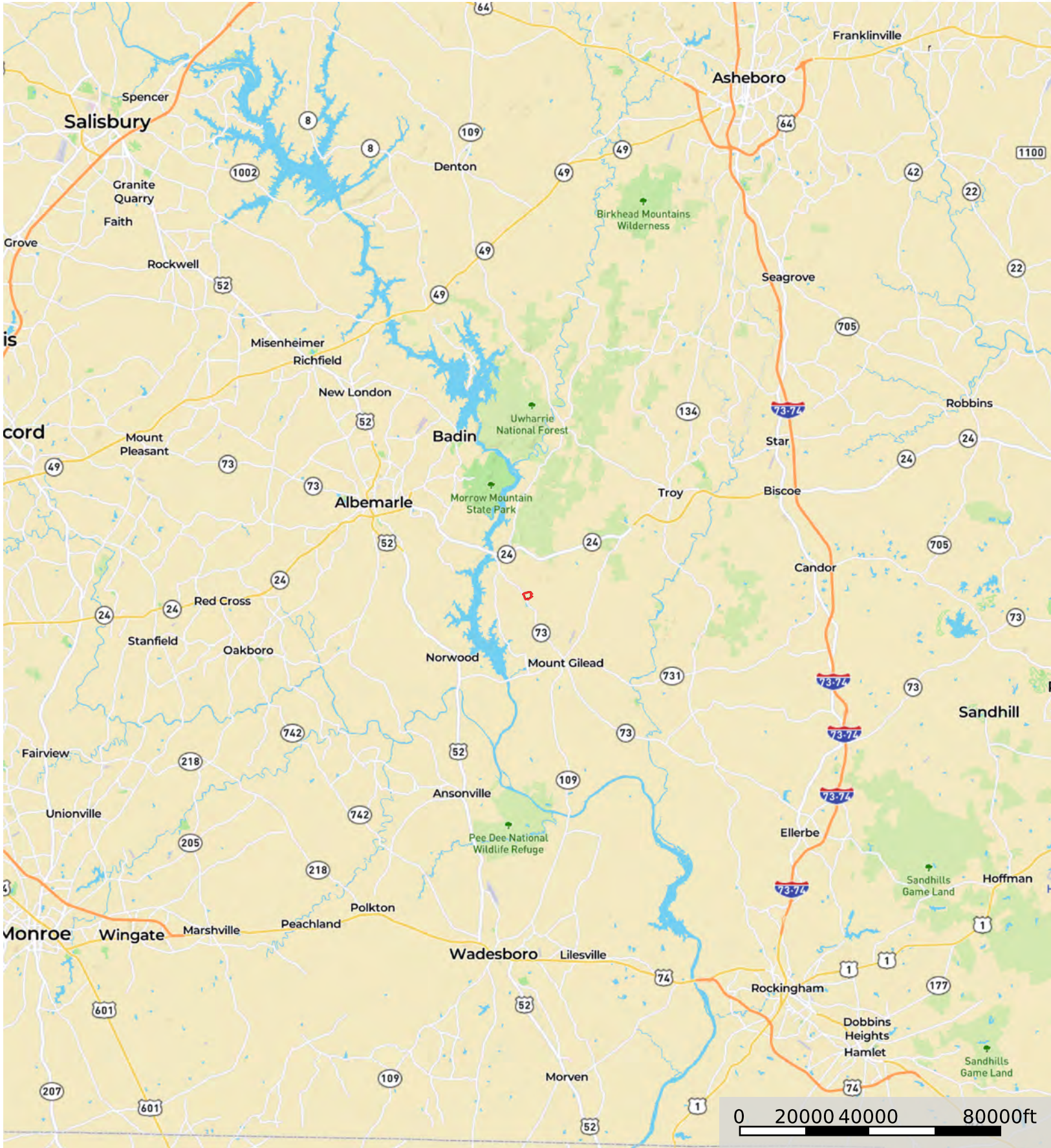
CONTACT

Philip Mead

O: 843.782.5700 - M: 336.653.8839

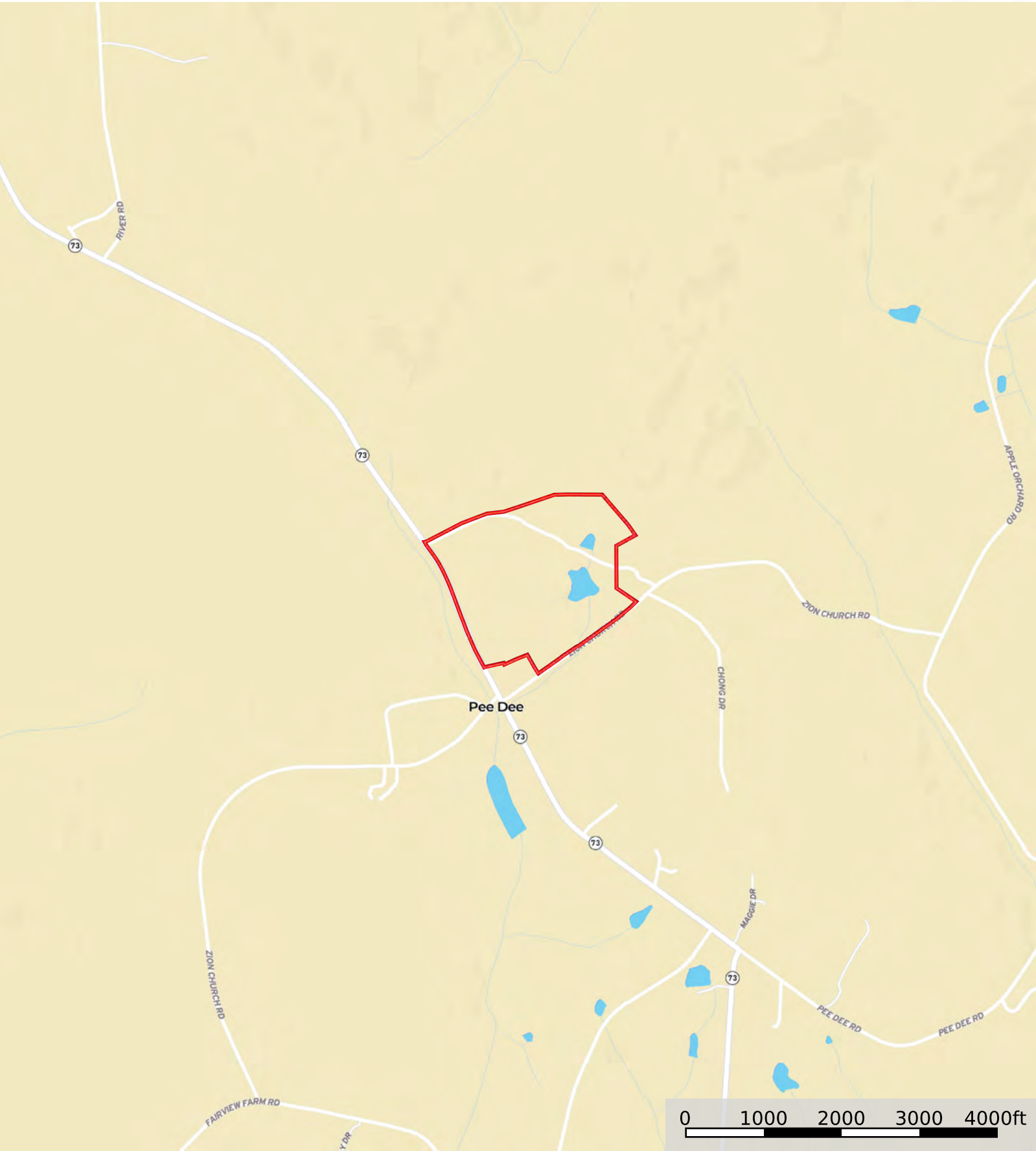
Email: philipmead@crosbylandco.com

www.CrosbyLandCo.com



 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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Montgomery, NC - 94.83 Ac

StandNum	TimberType	Species	Planted	Acres
1	Plantation	Loblolly Pine	2014	79.98
2	House Site	None	0	1.5
3	None	Ponds	0	2.85
4	Streamside Mgt Zone	None	0	0.63
5	None	Road	0	4.71
7	Natural	Pine-Hardwood	0	4.52

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N

1 inch equals 417 ft

Center: 80°2'30"W 35°16'19"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



Map Scale: 1:5,930 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

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



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

7/16/2026
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: Mar 13, 2022—May 9, 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
BdB	Badin-Tarrus complex, 2 to 8 percent slopes	24.2	25.5%
BdC	Badin-Tarrus complex, 8 to 15 percent slopes	57.5	60.6%
BdD	Badin-Tarrus complex, 15 to 25 percent slopes	10.4	11.0%
W	Water	2.7	2.9%
Totals for Area of Interest		94.8	100.0%