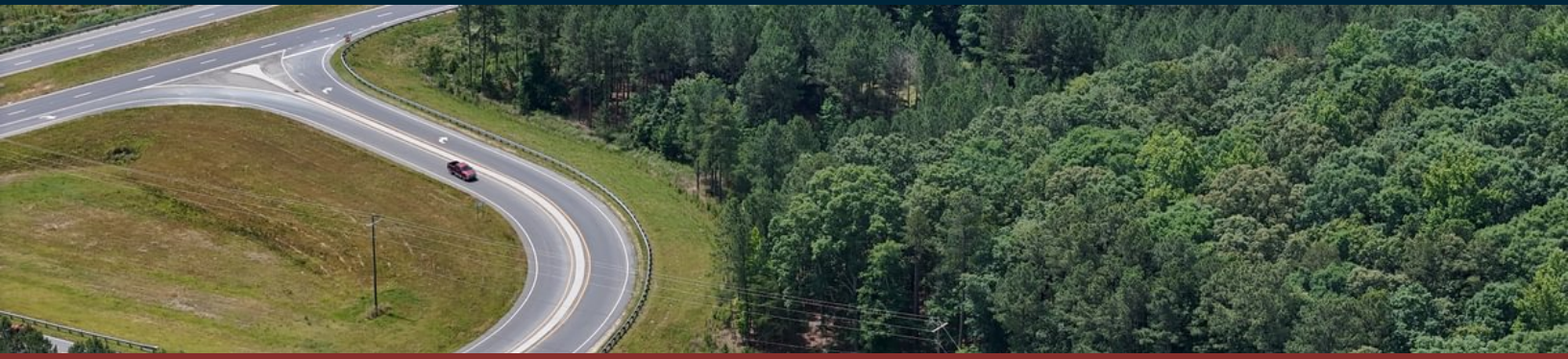




SOLD · SET PRICE

Troy Candor Road Tract

± 10 Acres | Montgomery County | North Carolina | Near Troy

10-Acre Development Opportunity in Troy, NC – Excellent Access and Future Potential!

PRICE	PRICE / ACRE	ACREAGE
\$100,000	\$10,000	± 10

PROPERTY OVERVIEW

****REDUCED****Troy Candor Road Tract | 10-Acre Property in Troy, NC Welcome to an exceptional real estate opportunity in the heart of Montgomery County! This prime 10-acre property is ideally situated off the Highway 24/27 Bypass at the Troy Candor Exit, offering unmatched accessibility and visibility. Currently zoned for agriculture, this expansive tract of land presents a myriad of possibilities for prospective buyers and investors. Nestled in the charming town of Troy, NC, this property boasts excellent access via the Highway 24/27 Bypass and Troy Candor Road. Its strategic location ensures seamless connectivity to key areas, being only 9 minutes away from Interstate 73/74 in Biscoe and a mere 21-minute drive to Albemarle, NC. This prime positioning not only enhances convenience but also a...

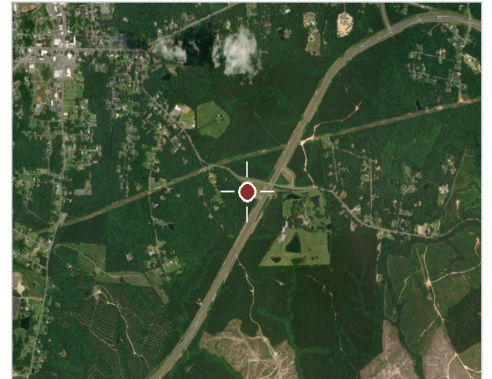
PROPERTY DETAILS

TYPE Development (Residential) · Recreation (Large Game Hunting) · Timberland (Merchantable Pine Plantation)	ACCESS Legal Access · Paved Road
UTILITIES Electric · Telephone · Public Water	WATER FEATURES Creeks / Streams
VIEWS Timber	COUNTY TAX PARCEL IDS 7538 00 83 1302 & 7538 00 83 2071

DOCUMENTS INCLUDED

Locator Map · Future Land Use Map · Aerial Tract Map · Deed

LOCATION



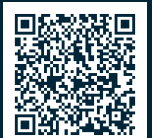
Montgomery County, North Carolina



Jamie Lytton

District Manager, Broker-In-Charge, NC, Real Estate Salesperson, SC
 O: 910.975.0262 C: 910.975.0262
 jamie.lytton@afmforest.com
 Principal Broker: Jamie Lytton (North Carolina)

SCAN TO VIEW



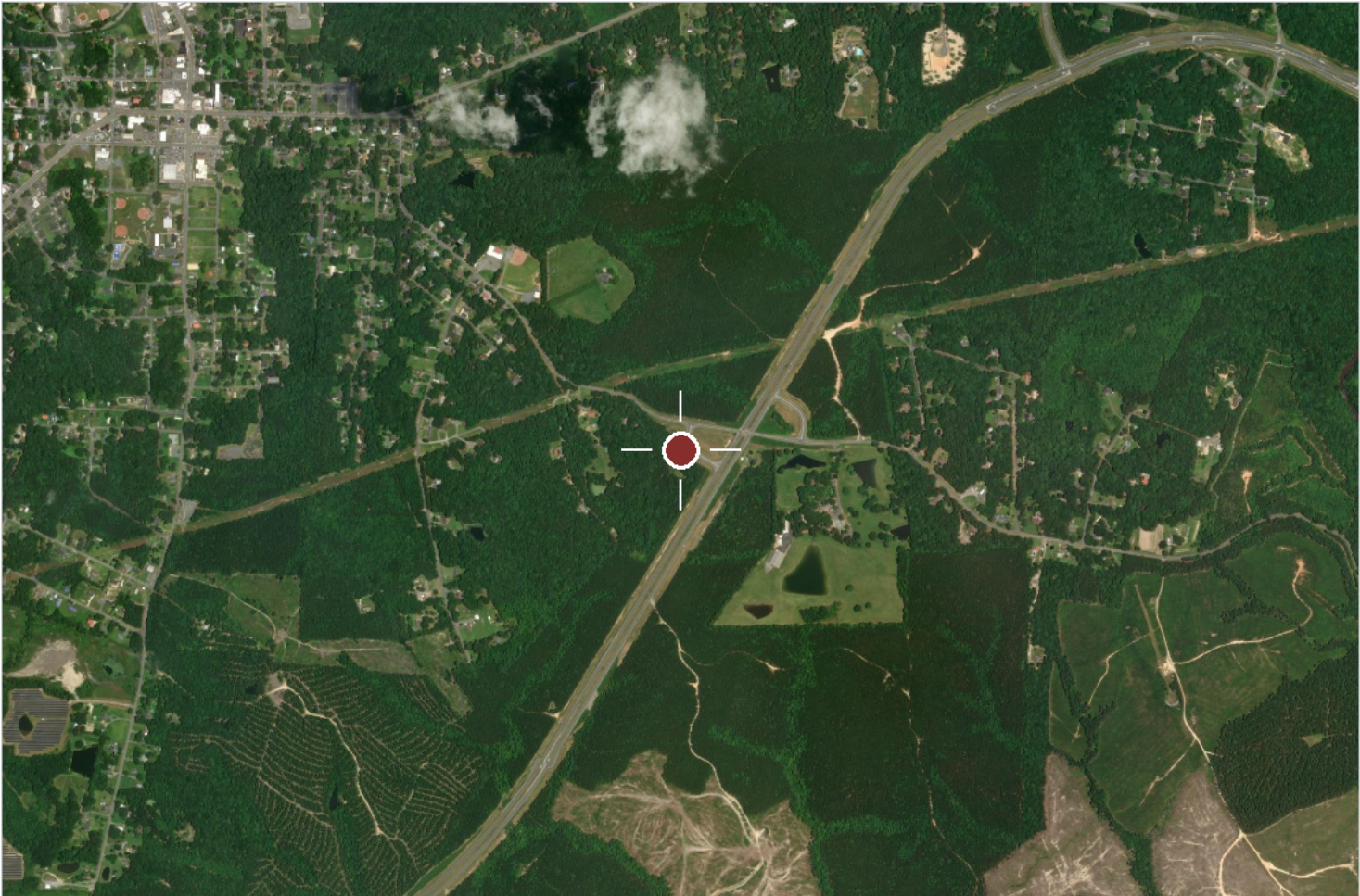
Property Photos

Troy Candor Road Tract · Montgomery County · North Carolina · Near Troy

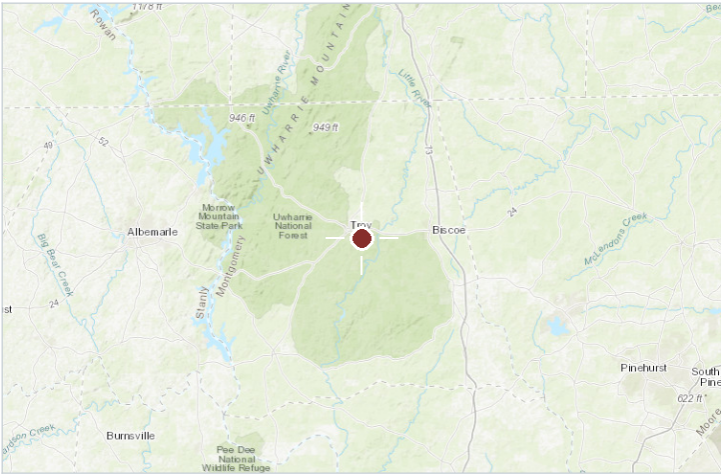


Location & Access

Troy Candor Road Tract · Montgomery County · North Carolina · Near Troy



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE
Montgomery County, North Carolina

NEAREST CITY
Troy

APPROXIMATE CENTRE
35.34958, -79.87756

COUNTY TAX PARCEL IDS
7538 00 83 1302 & 7538 00 83 2071

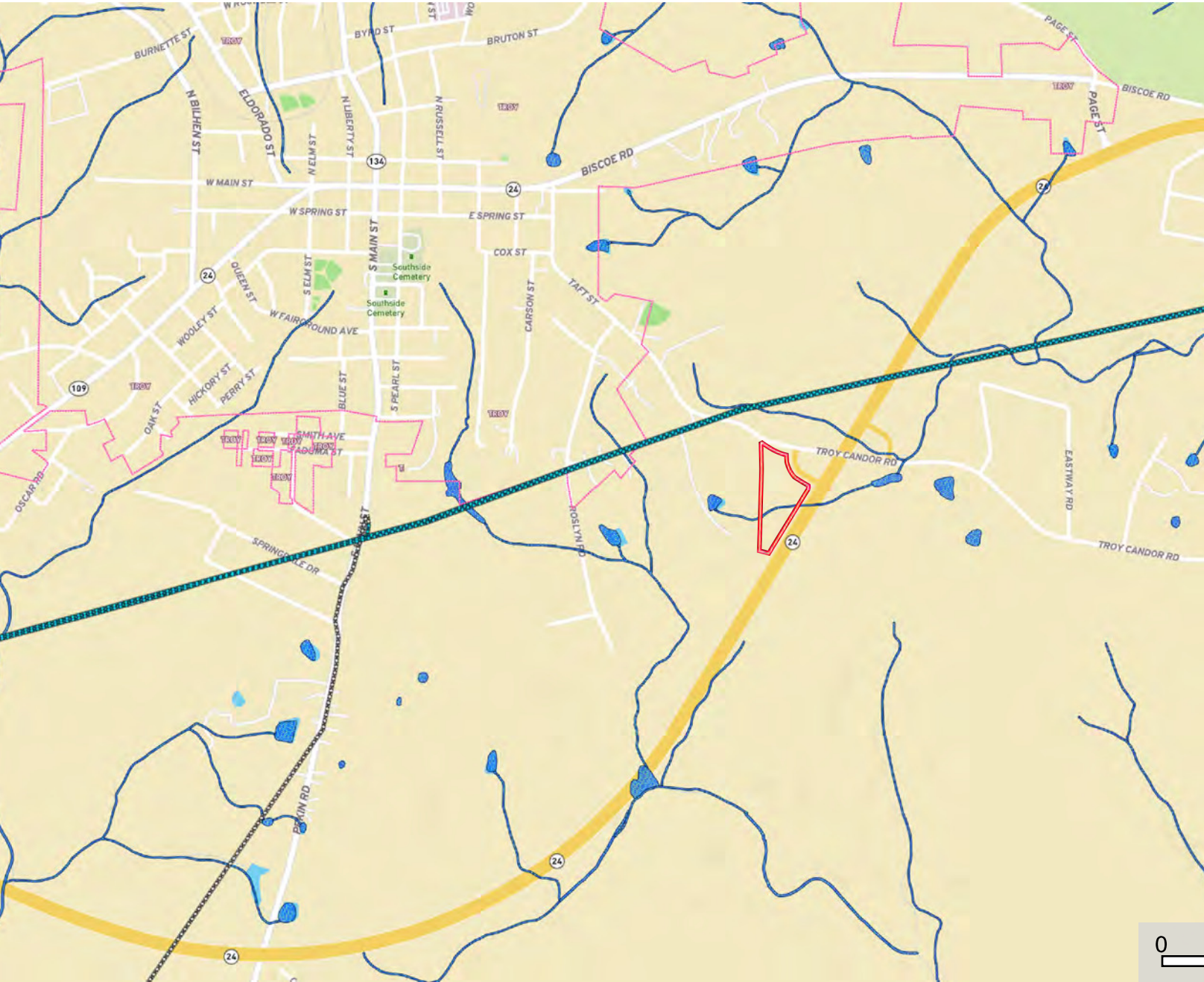
INTERACTIVE MAP



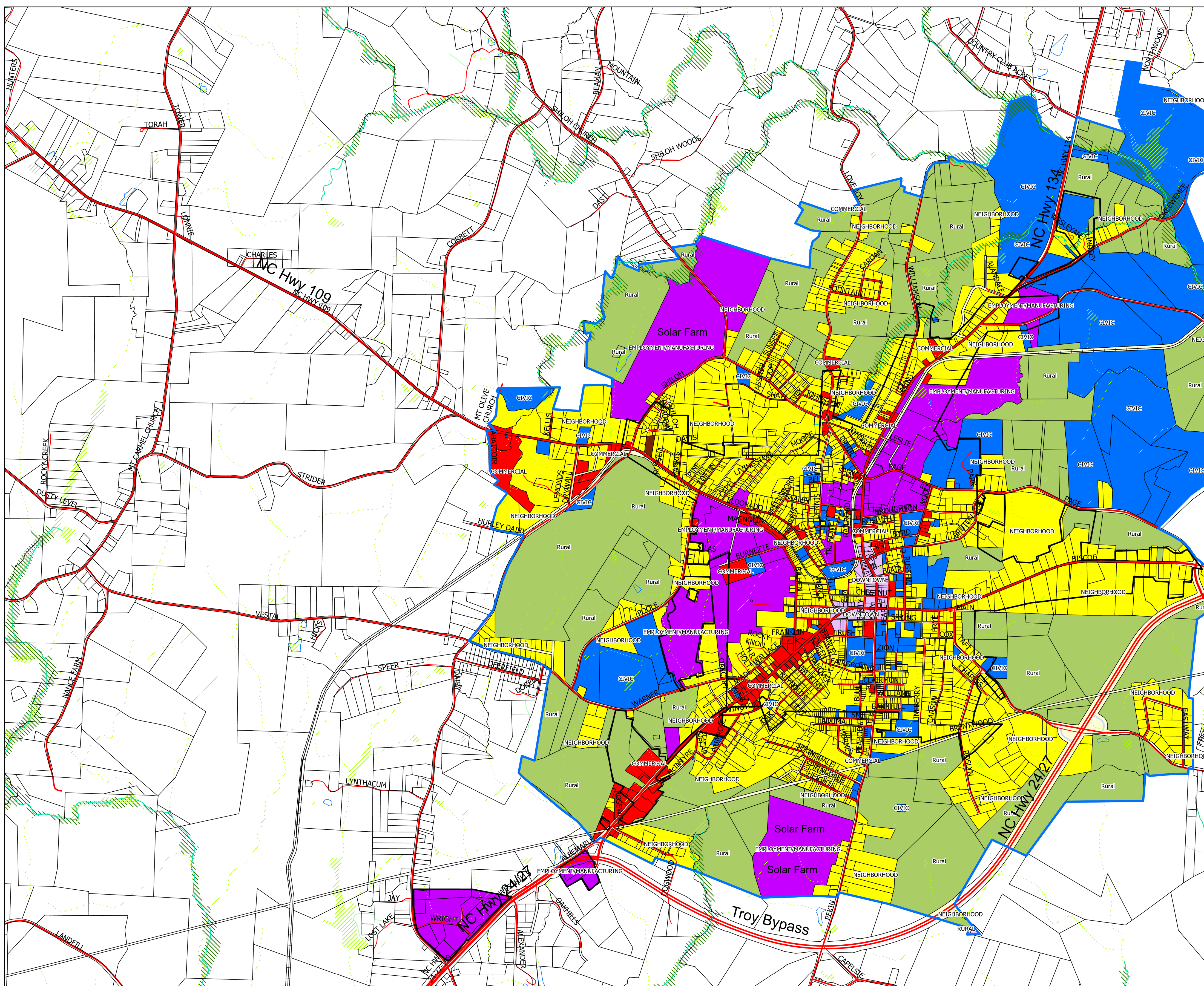
<https://id.land/ranching/maps/25efa8d28f269938778b8a9667ba351b/share>

McCall Trust Troy Bypass

North Carolina, 10 AC +/-

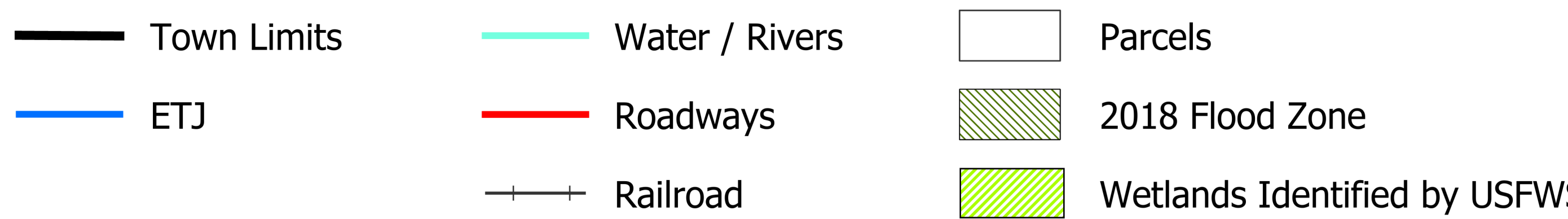


Jamie Lytton
P: 9109750262 AfmRealEstate.com 111East Main Street Troy, NC 27371



Future Land Use Map

Troy, NC February 1, 2021





16



This document presented and filed:
07/25/2016 08:30:19 AM

Melissa F. Pipkin, Montgomery County, NC
REAL ESTATE EXCISE TAX: \$0.00

✓ Envelope Mail to:
Smith Moore Leatherwood LLP
ATTN: Aubrey Kellar
101 N. Third Street, Suite 400
Wilmington, NC 28401

as
\$30.00pd

NORTH CAROLINA GENERAL WARRANTY DEED

Revenue Stamps: \$NTC
Parcel Identifier No.: See Exhibit A

Mail after recording to: _____

This instrument was prepared by: David G. Martin, Smith Moore Leatherwood LLP 101 N. Third Street, Suite 400, Wilmington, NC 28401 (without title examination)

Brief description for the Index: 18 Tracts

THIS DEED made this 13th day of July, 2016 by and between

GRANTOR	GRANTEE
JOYCE ANN MCCALL DUBOSE and MONICALYNNMCCALL CASTEEN, CO-TRUSTEES OF THE JOYCE HOWELL MCCALL REVOCABLE TRUST DATED FEBRUARY 14, 2012	JOYCE ANN MCCALL DUBOSE and MONICALYNNMCCALL CASTEEN, CO-TRUSTEES OF THE JOYCE HOWELL MCCALL FAMILY TRUST
3808 Watermark Circle Southport, NC 28461	3808 Watermark Circle Southport, NC 28461

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH:

THAT WHEREAS, Joyce Howell McCall, Joyce Ann McCall DuBose and Monica Lynn McCall Casteen, Co-Trustees of the Joyce Howell McCall Revocable Trust dated February 14, 2012 acquired the real property described herein by deed recorded in Book 691, Page 386, Montgomery County Registry; and

WHEREAS, Joyce Howell McCall died on June 1, 2016; and

WHEREAS, pursuant to the Joyce Howell McCall Revocable Trust dated February 14, 2012, the real property described herein should pass to Joyce Ann McCall DuBose and Monica Lynn McCall Casteen, Co-Trustees of the Joyce Howell McCall Family Trust;

NOW, THEREFORE, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, the Grantors have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple all of their interest in those certain tracts located in Montgomery, North Carolina and more particularly described on Exhibit "A" attached hereto.

All or a portion of the property herein conveyed __includes or X does not include the primary residence of Grantors.

TO HAVE AND TO HOLD the aforesaid tracts and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantors covenant with the Grantees that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

- 1) Ad valorem taxes for the year 2016 and subsequent years.
- 2) Easements and rights-of-way and any other matters recorded in the Montgomery County Register of Deeds as of the date hereof.
- 3) All applicable zoning and land use ordinances, statutes, building codes and regulations.

(SIGNATURE PAGE AND NOTARY ACKNOWLEDGMENT FOLLOWS)

IN WITNESS WHEREOF, the Grantors have hereto caused this instrument to be executed the day and year first above written.

GRANTORS:

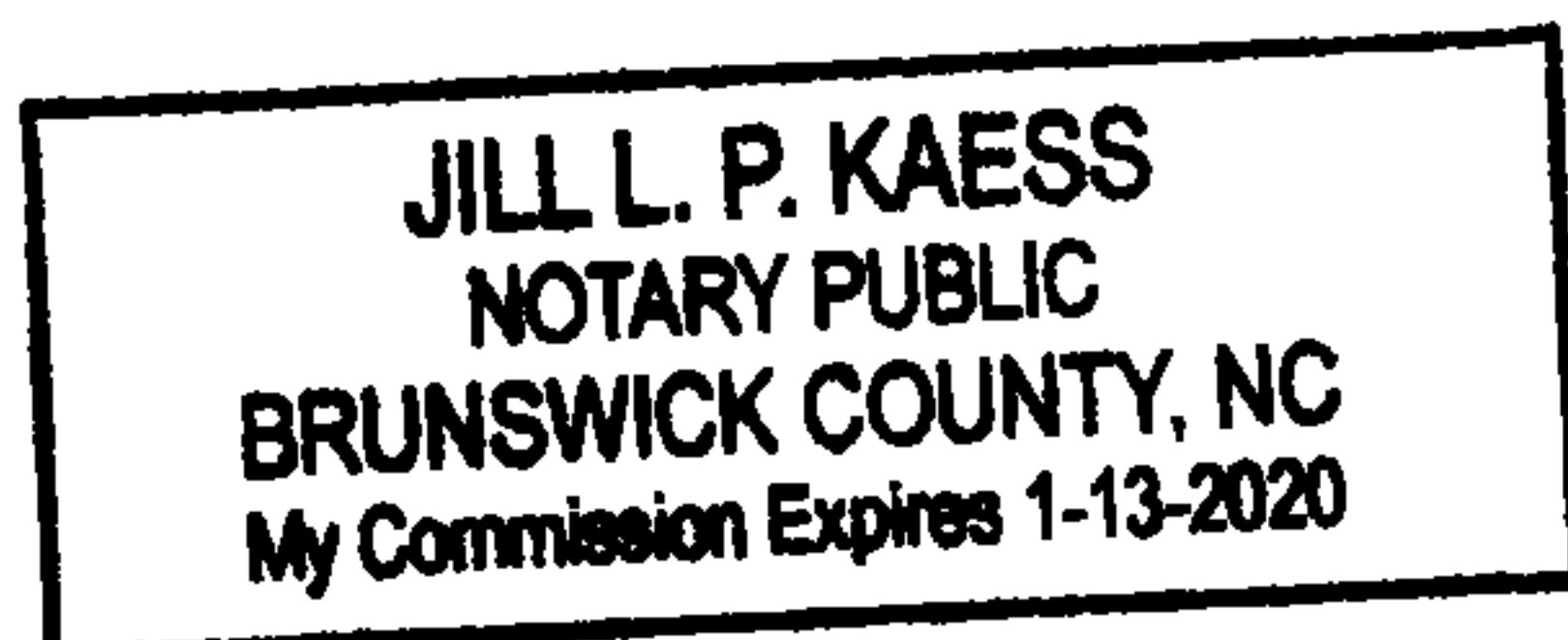
Joyce Ann McCall DuBose (SEAL)
 JOYCE ANN MCCALL DUBOSE, CO-TRUSTEE
 OF THE JOYCE HOWELL MCCALL REVOCABLE
 TRUST DATED FEBRUARY 14, 2012

STATE OF NORTH CAROLINA

COUNTY OF New Hanover

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Joyce Ann McCall DuBose, Co-Trustee of the Joyce Howell McCall Revocable Trust Dated February 14, 2012.

Today's Date: July 11 2016.



[Affix Notary Seal in Space Above]

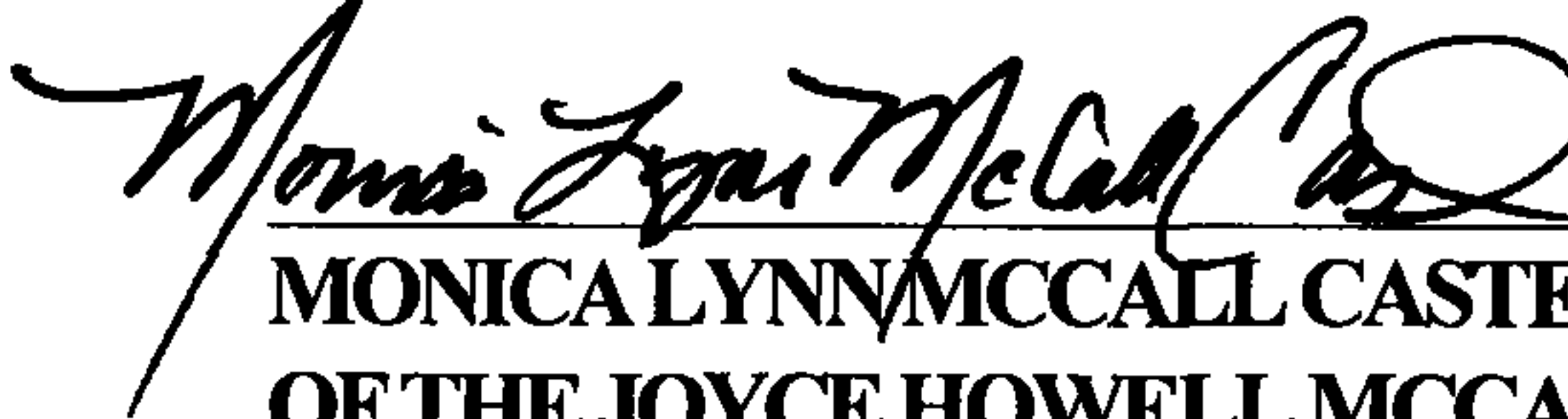
Jill L. P. Kaess
 [Notary's signature as name appears on seal]

Jill L. P. Kaess
 [Notary's printed name as name appears on seal]

My commission expires: 1/13/2020

IN WITNESS WHEREOF, the Grantors have hereto caused this instrument to be executed the day and year first above written.

GRANTORS:

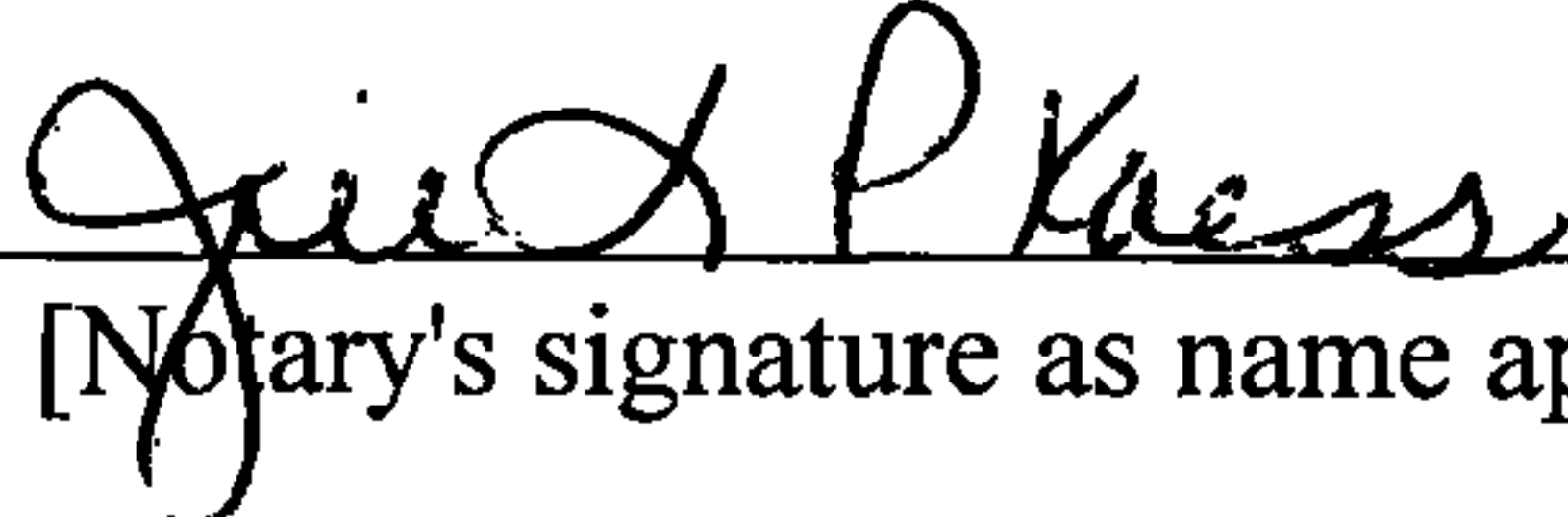
 (SEAL)
 MONICA LYNN MCCALL CASTEEN, CO-TRUSTEE
 OF THE JOYCE HOWELL MCCALL REVOCABLE
 TRUST DATED FEBRUARY 14, 2012

STATE OF NORTH CAROLINA

COUNTY OF New Hanover

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Monica Lynn McCall Casteen, Co-Trustee of the Joyce Howell McCall Revocable Trust Dated February 14, 2012.

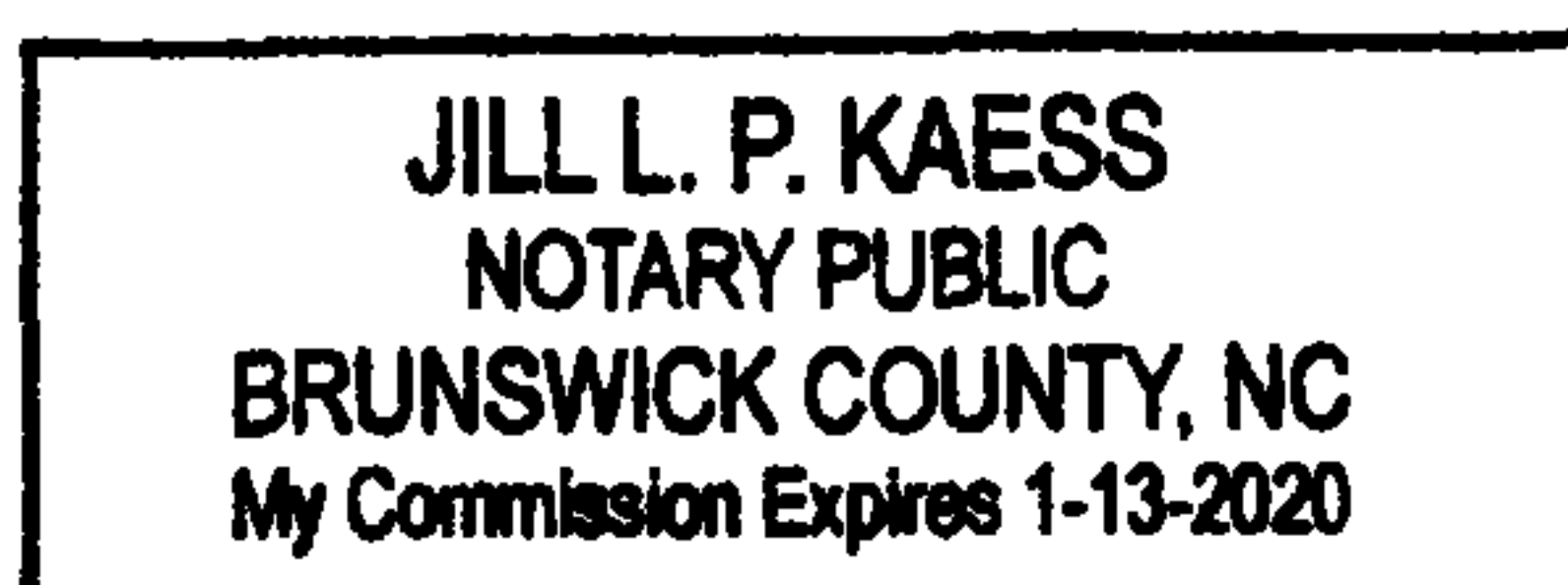
Today's Date: July 11, 2016.



[Notary's signature as name appears on seal]

Jill L. P. Kaess

[Notary's printed name as name appears on seal]



My commission expires: 1/13/2020

[Affix Notary Seal in Space Above]

TRACT X

Parcel No: 7538 00 83 1302

Property Address: 0 Troy-Candor Road, Troy, NC 27371

BEGINNING on an iron spike in the centerline of State Road 1554 (Troy-Candor Road), the NW corner of a 33 acre tract and runs thence with the West line of said 33 acre tract S2-45W 372' to an iron stake a new corner in said West line of the 33 acre tract of which this lot is a part; thence a new line S87-15E 300' to an iron pin a new corner; thence another new line N2-45E 225' to a nail in the center line of said Troy-Candor Road; thence with the centerline of said road three courses, N69-32W 104', N61-31W 104', N53-49W 128.6' to the beginning, containing 1.99 hundredths acres more or less according to survey by D. M. Chappell dated June, 1971 and being a lot from the NW corner of a 33 acre tract as described in a Deed recorded in Book 129, Page 56 of the Montgomery County Registry.

For further title reference see Book 101, Page 602, Book 97, Page 3 and Book 58, Page 507 of the Montgomery County Registry.

Being the same property conveyed to S. H. McCall, Jr. and wife, Joyce H. McCall by deed recorded in Book 161, Page 417, Montgomery County Registry.

TRACT XI

Parcel No: 7538 00 82 4931

Property Address: 0 Troy-Candor Road, Troy, NC 27371

Bounded on the West by F.M. Morris Estate lands, on the North and East by Smitherman Estate lands, and on the South by an old road.

BEGINNING at a stake by a twin poplar in the old road, said stake being located S 3 W 421 feet from the spring in the line between this tract of land and the F.M. Morris Estate land, and runs thence with the said old road as follows: S 60 E 250 feet; S 78 E 75 feet; S 76 E 100 feet; S 89 E 100 feet; N 89 E 279 feet; N 77 E 506 feet to a stake by a pine; thence N 3 E 1015 feet to a point in the center of the Troy-Candor Road; thence with the various courses of the Troy-Candor Road northwesterly 1295 feet to a point in the center of said road in a line of the old F.M. Morris Estate land; thence S 3 W 1281 feet to the BEGINNING, passing through a spring on the F.M. Morris line at 860 feet, containing 33.3 acres more or less, according to survey by J.M. Furr, Jr., on September 19, 1951, and being a part of the land described in a deed from P.H. Morris, et al, to R.T. Poole and recorded in Book 58, at page 507. See also Book 97, at page 3 and also a deed of correction from Mrs. Bess P. Poole, executrix to Helen Poole, see Book 101, at page 602, all of the Montgomery County Registry.

LESS AND EXCEPTING FROM THE ABOVE DESCRIBED PARCEL:

Being all of New Lot 1, containing 11.87 acres, more or less as shown on plat entitled "Boundary Survey for Minnie R. Wood" prepared by James Gary Kennedy, L-3883 dated July 9, 2015 and recorded in Plat Cabinet F, Slide 137A of the Montgomery County Registry, see said plat for a more particular description of the metes and bounds, and said plat being made a part hereof.