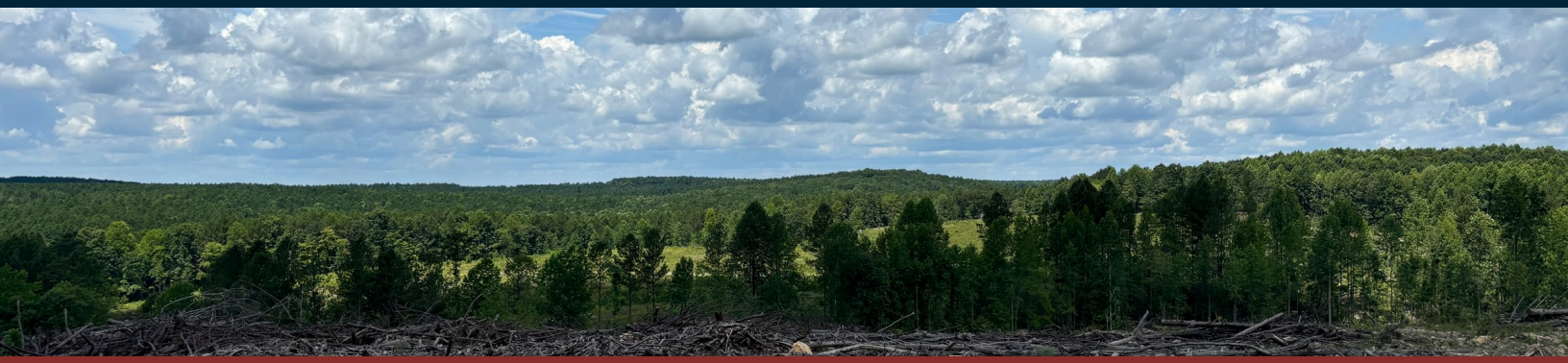


SOLD · SET PRICE

Lovejoy Tract

± 113 Acres | Montgomery County | North Carolina | Near Troy

113.4 Acres of Timberland and Recreational Opportunity in Uwharrie National Forest

PRICE	PRICE / ACRE	ACREAGE
$260,774	$2,299	± 113

PROPERTY OVERVIEW

NEW Property Listing: ±113.4 Acres of Timberland in Uwharrie National Forest Welcome to an exceptional opportunity to own a 113.4-acre property located in the heart of the Uwharrie National Forest. This recently clearcut land is primed and ready for reforestation, making it an ideal investment for those looking to grow timber or develop a recreational haven. The eastern portion of the property directly borders the Uwharrie National Forest, offering unparalleled access to its recreational and natural beauty. Enjoy easy and reliable access via a legal easement to the property via a gravel drive. The easement is accessed via Lovejoy Road, which is well-maintained and in excellent condition. Just six miles north of Troy, NC, this property provides convenience to town amenities while maintainin...

LOCATION



Montgomery County, North Carolina

PROPERTY DETAILS

TYPE
Recreation (Hunting Plantations / Ranch) · Timberland (Cutover)

ACCESS
Legal Access

WATER FEATURES
Creeks / Streams

VIEWS
Timber

COUNTY TAX PARCEL IDS
7620 00 06 8926

DOCUMENTS INCLUDED
Locator Map · Aerial Tract Map · Deed · Plat Map



Jamie Lytton
Mid Atlantic Region Real Estate Manager
O: 910.975.0262 C: 910.975.0262
jamie.lytton@afmforest.com
Principal Broker: Jamie Lytton (North Carolina)

SCAN TO VIEW

Information contained herein was obtained from sources deemed reliable, but American Forest Management, Inc. makes no warranty or guarantee as to its accuracy. Acreage is approximate and based on available records; prospective purchasers are urged to independently verify all information. Property is subject to prior sale, price change, or withdrawal without notice. Generated November 2, 2026 · https://www.afmrealestate.com/properties/113.4-acres-land-for-sale-in-montgomery-county-north-carolina/lovejoy-tract

Property Photos

Lovejoy Tract · Montgomery County · North Carolina · Near Troy











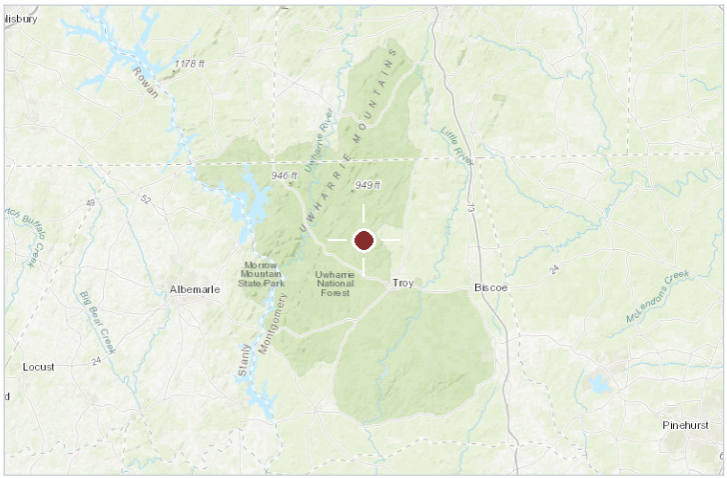


Location & Access

Lovejoy 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

35.41463, -79.93525

COUNTY TAX PARCEL IDS

7620 00 06 8926

INTERACTIVE MAP

https://id.land/ranching/maps/f4ff8f0e91d6ae71e71b002943bbfc3f/share

BK 928 PG 471 - 473 (3) DOC# 379295
This Document eRecorded: 08/10/2023 11:51:05 AM
Fee: $26.00 DocType: DEED Tax: $0.00
Montgomery County, North Carolina
Melissa F. Pipkin, Register of Deeds

Excise Tax: 0
Prepared by: Garner & Williamson, P.A., Attorneys, 111 Courthouse Square, Troy, NC 27371
Brief Description for Index: Tract:
Tax Parcel Number: 6587 14 44 4642
NO TITLE EXAM

STATE OF NORTH CAROLINA

COUNTY OF MONTGOMERY

GENERAL WARRANTY DEED

THIS DEED made this the 10th day of August 2023 by and between

GRANTOR	GRANTEE
SARA M. ATKINS, SUCCESSOR TRUSTEE BOBBY R. ATKINS TRUST u/a Dated April 28, 1999 as amended and Completely restated November 2, 2004	**SARA M. ATKINS, WIDOW** **265 Atkins Dairy Road Troy, NC 27371**

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 the GRANTOR, as a gift to GRANTEE, has and by these presents does grant, bargain, sell and convey in fee simple absolute in that property being more particularly described as follows:

For property description see Exhibit A, attached hereto and incorporated herein by reference.

For title reference see Book 731 Page 847, Montgomery County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the GRANTEE in fee simple.

Submitted electronically by "Garner & Williamson, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Montgomery County Register of Deeds.

And the GRANTOR covenants with the GRANTEE, that GRANTOR is seized of the premises in fee, that title is marketable, free from encumbrances and that he will warrant and defend said title against the lawful claims of all persons.

IN WITNESS WHEREOF, the GRANTOR have hereunto set their hands and seals this the day and year first above written.

BOBBY R. ATKINS TRUST

Sara M. Atkins SEAL

SARA M. ATKINS, SUCCESSOR TRUSTEE

STATE OF NORTH CAROLINA

COUNTY OF MONTGOMERY

I, a Notary Public in and for said County and State, do hereby certify that SARA M. ATKINS personally appeared before me this day and acknowledged that she is SUCCESSOR TRUSTEE of BOBBY R. ATKINS TRUST and that, by authority duly given and as the act of the Trust, the foregoing instrument was signed in its name by its Trustees.

Witness my hand and notarial seal, this the 10 day of August 2023.

Sonya L Wilkinson

NOTARY PUBLIC

My Commission Expires: 9/25/2025

SONYA L. WILKINSON NOTARY PUBLIC MONTGOMERY COUNTY, NC

EXHIBIT "A"

First Tract: **Lot No. 1, Ophir Township**

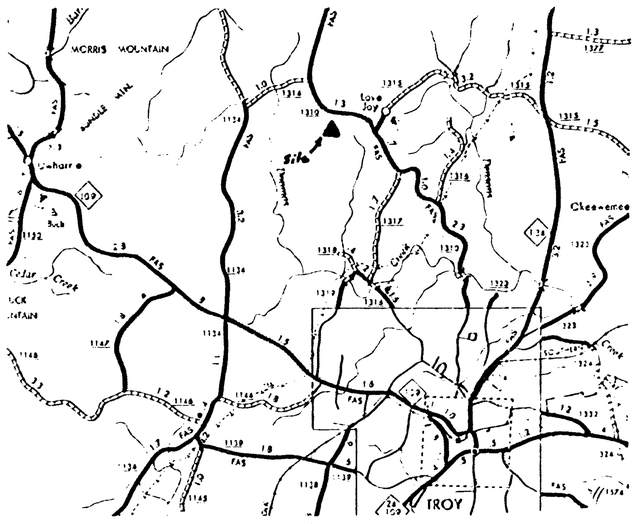
BEING Lot No. 1 of the Howard Atkins Estate Division, as shown on the map prepared by James L. Wright, RLS-1418, dated December 4, 1987, and recorded in Plat Cabinet B, Slide 331, Office of the Register of Deeds of Montgomery County, North Carolina, to which map reference is made for a more particular description as if fully set out herein.

There is also conveyed a non-exclusive, perpetual right of way and easement for ingress and egress 30 feet wide, 15 feet along each side of the dirt road which runs generally in a North-South direction on the division map, running from North Carolina Secondary Road 1310 across Lot 5 to where there is access to the above conveyed lot.

Subject and together with utility easements and restrictive covenants that are enforceable against the property, if any, including reservations in the Deed dated December 16, 1987, recorded in Book 229, Page 05, Montgomery County Registry, and the lien for ad valorem property taxes.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 229, Page 05, Montgomery County Registry.

12-15-87 9:20 AM # 20.00 pd.



STATE OF NORTH CAROLINA
MONTGOMERY COUNTY

The foregoing certificate(s) of Toni C. Hendren is (are) certified to be correct. This instrument was presented for registration this day and hour and duly recorded in the Office of the Register of Deeds of Montgomery County, N.C. in Plat Cabinet B at Slide 331. This the 15th day of December, 1987 at 9:20 o'clock, A.M.

Sally M. Morris by Mary Lee, Deputy
Register of Deeds

Deed Ref. 95-239
103-3
164-564
172-869
221-33
224-383
224-550
224-553
226-322

Will 87-E-5

Boise Cascade Corp.
191-05
PB 8 P100

Wayne C. Dunn
181 - 406

Catawba Timber
Tr. 588 Parcel 18
Plat Book 5 Page 59

Glynn Hamilton
203-40

George R. Best
201-615

Lanny S. Rush
209-433

Doyle M. Atkins
168-683

USA (161)
83-84

Russell & Poole

Canal Development Corp.
195 - 18
Plat Book 9 Page 22

LOT 1
113.38 Acres

LOT 2
81.20 Acres

LOT 3
98.44 Acres

LOT 4
87.59 Acres

LOT 5
23.62 Acres

Pipe
S. 58°12'48" E. 473.75'
S. 51°42'04" E. 93.12'
Rebar set in stone pile
N. 38°23'46" E. 660.00'
N. 1°20'46" W. 556.43'
Set stone
N. 6°19'08" W. 748.82'
Set stone Found
S. 15°40'24" W. 811.51'
S. 16°51'38" W 46.72'
Set Rebar in old line
S. 85°25'50" E. 1107.50'
S. 64°50'00" E. 267.46'
N. 20°16'34" E. 357.98'
N. 20°01'14" E. 470.96'
S. 5°52'46" W 917.31'
Power line
N. 5°44'05" E. 479.01'
N. 80°39'59" E. 455.10'
S. 52°58'43" E 980.18'
N. 52°17'27" E. 1635.76'
S. 79°16'41" E. 493.44'
N. 87°36'46" E. 254.44'
N. 78°14'38" E. 1279.38'
N. 87°49'56" W. 1452.19'
N. 3°53'09" E. 519.75'
Found Pipe
Found stone in hollow
Set pipe
S. 86°05'12" W. 330.00'
N. 81°02'24" W. 1213.82'
S. 51°52'40" W. 1187.30'
Found pipe on west side of ridge
N. 55°45'37" W. 524.74'
Rebar
1040.00'
DIRT ROAD
786.14'
2406.14'
S. 78°33'29" E. 837.62'
N. 15°51'43" E. 729.98'
S. 7°39'42" W. 580.00
Found set stone Control corner
2195.40'
860.30'
N. 9°04'14" E. 1335.70'
S. 87°24'39" E. 1826.92'
1584.31'
S. 7°11'59" W.
Pipes
N. 8°51'58" E 32.97'
N. 81°15'42" W. 984.91'
Iron found in hollow
N. 68°56'31" W. 478.87'
Iron found on ridge
N. 82°14'41" W. 1352.29'
Control corner
Set stone by iron
S. 7°39'21" W. 164.20'
Mimie R. Barksdale 133 - 281
S.R. 1310
Point in Center Line
30'
N. 21°42'33" E. 91.04' Total
N. 21°37'02" E. 284.48' Total
S. 54° 04'48" E. 698.65'
S. 56°4 66.30'
N. 24°54'35" E. 244.98'
S. 77°32'43" E. 493.20' Total
Pipes
116
130
N. 47° 42' 10" E. 167.81'
S. 55°58'23" E. 89.47'
N. 12° 17' 01" W. 961.98'
POINTS IN ROAD
132
133
134
135
136
137
139
140
141
Rebar
N. 89° 02' 30" W. 726.50'
N. 79°15'58" W. 457.80'
N. 77°30'38" W. 479.90'
S. 7°59'02" W 124.08'
213

500' 0 500'

Scale is in feet
1" = 500'

Note: Irons at all corners unless noted.

Tax Map # 7621