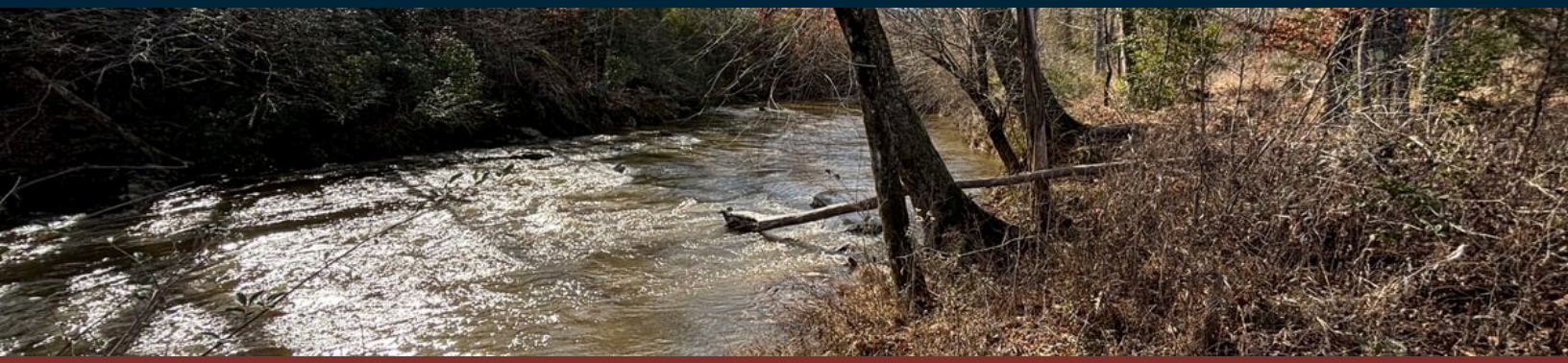


SOLD · SET PRICE

East Fork Tract

± 96 Acres | Montgomery County | North Carolina | Near Star

East Fork Tract – 95.74 Acres in Montgomery County, NC with Road & River Frontage – Ideal for Hunting, Recreation, or a Private Homesite!

PRICE	PRICE / ACRE	ACREAGE
$423,700	$4,425	± 96

PROPERTY OVERVIEW

Located off of Mabe Road in Montgomery County, North Carolina, this 95.74-acre property offers a unique opportunity for a variety of uses, including recreational activities, hunting, and a potential homesite. The land is just minutes away from major highways and cities, providing both privacy and easy access to urban amenities. Conveniently located approximately 10 miles from the town of Troy, NC, and only 5.8 miles from Interstate 73/74, this property is well-positioned for both accessibility and tranquility. This tract was previously cleared for cattle...

PROPERTY DETAILS

TYPE
Recreation (Large Game Hunting) · Timberland (Bottomland Hardwood)

ACCESS
Paved Road

UTILITIES
Electric · Telephone · Public Water

WATER FEATURES
Creeks / Streams · River Front · River Access

VIEWS
Timber · River

IMPROVEMENTS
Roads

COUNTY TAX PARCEL IDS
7650 00 61 3597

DOCUMENTS INCLUDED
Flood Map · Topo map · Soil Map · Tract Map · Cemetery Location Map · Stand Map · Deed · Plat

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

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 September 15, 2026 · https://www.afmrealestate.com/properties/95.74-acres-land-for-sale-in-montgomery-county-north-carolina/east-fork-tract

Property Photos

East Fork Tract · Montgomery County · North Carolina · Near Star











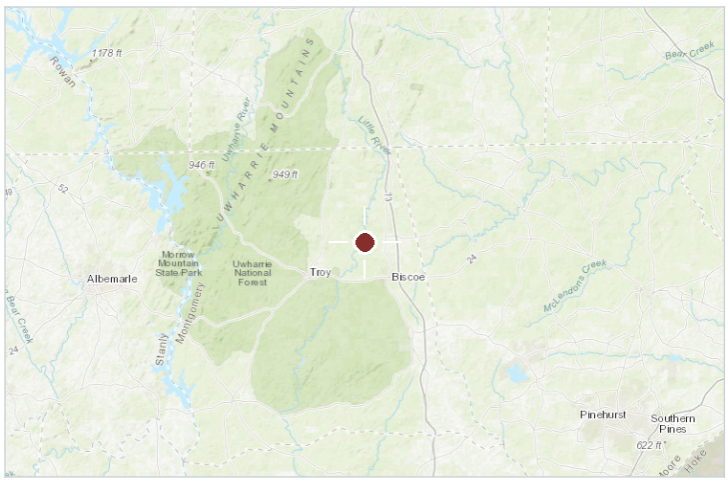


Location & Access

East Fork Tract · Montgomery County · North Carolina · Near Star



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

Star

APPROXIMATE CENTRE

35.39984, -79.81503

COUNTY TAX PARCEL IDS

7650 00 61 3597

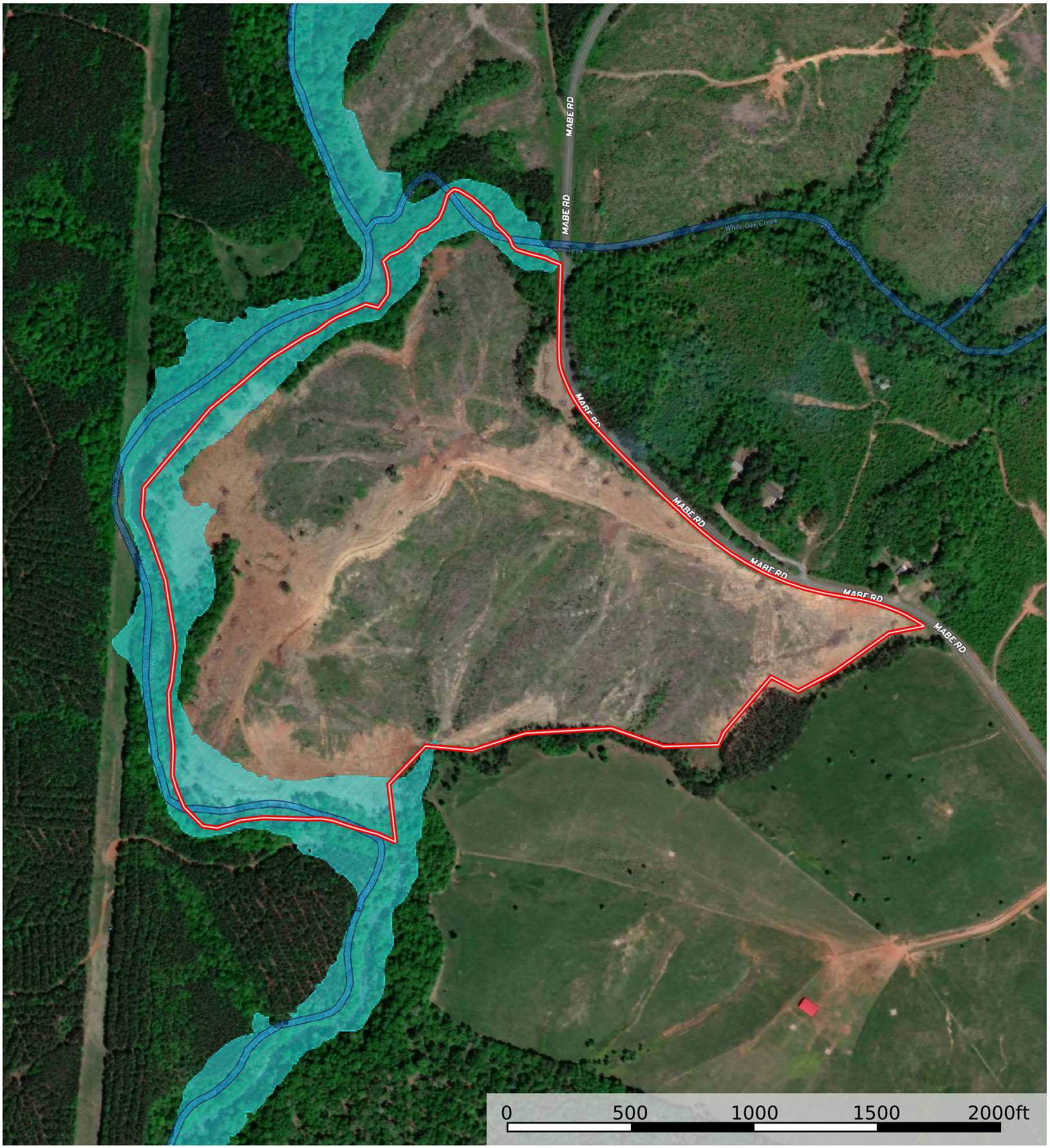
INTERACTIVE MAP

https://id.land/ranching/maps/9488934d05175b7bbfab70f0ea8e86c1/share

East Fork Tract

Montgomery County, North Carolina, 95.74 AC +/-

AFM REAL ESTATE



Boundary | 100 Year Floodplain | 500 Year Floodplain | Floodway | Special | Unmapped/ Not Included | Wetlands | Riparian

Jamie Lytton

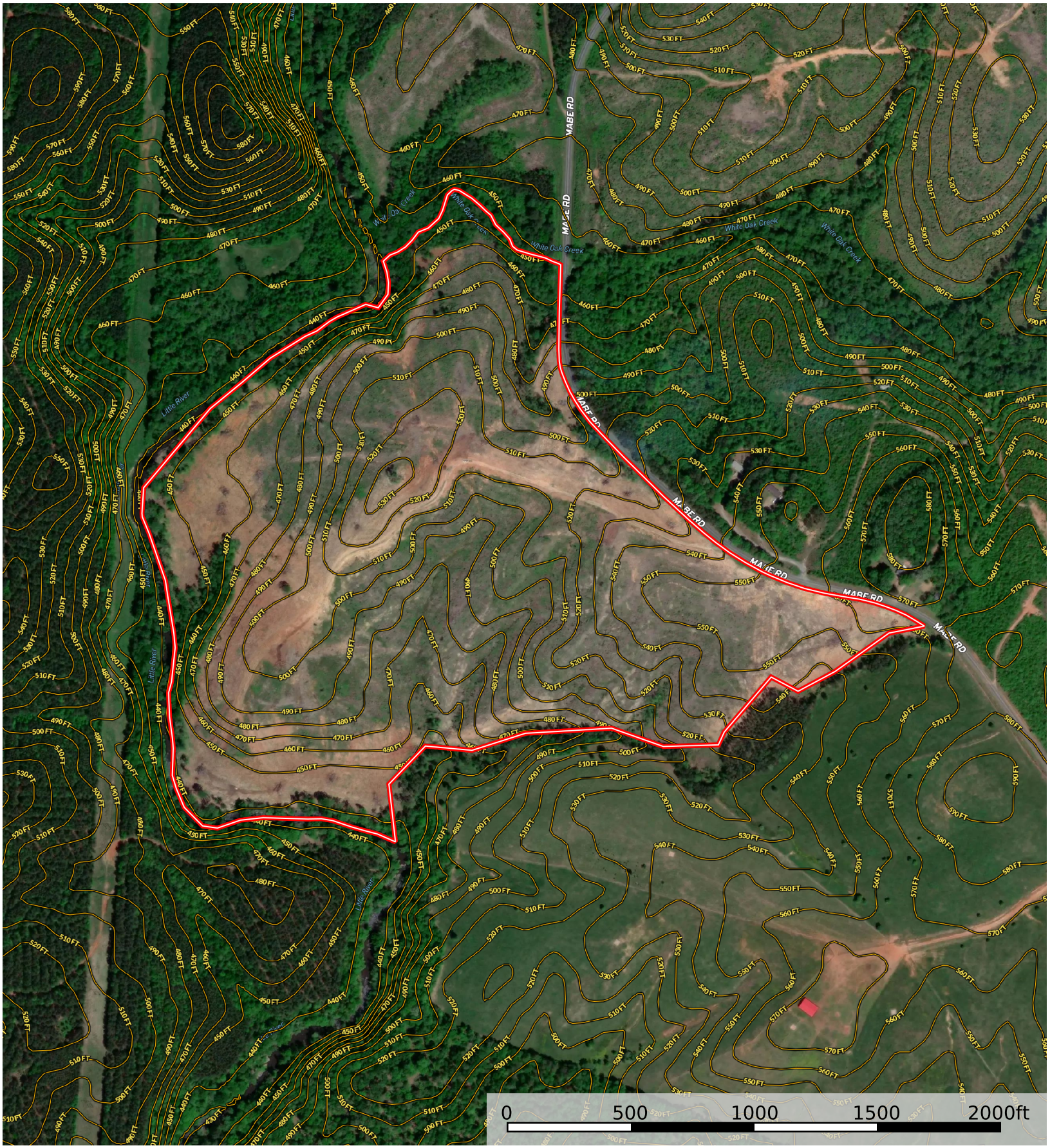
P: 9109750262 AfmRealEstate.com 111East Main Street Troy, NC 27371

The information contained herein was obtained from sources deemed to be reliable.
Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

East Fork Tract

Montgomery County, North Carolina, 95.74 AC +/-

AFM REAL ESTATE



Boundary

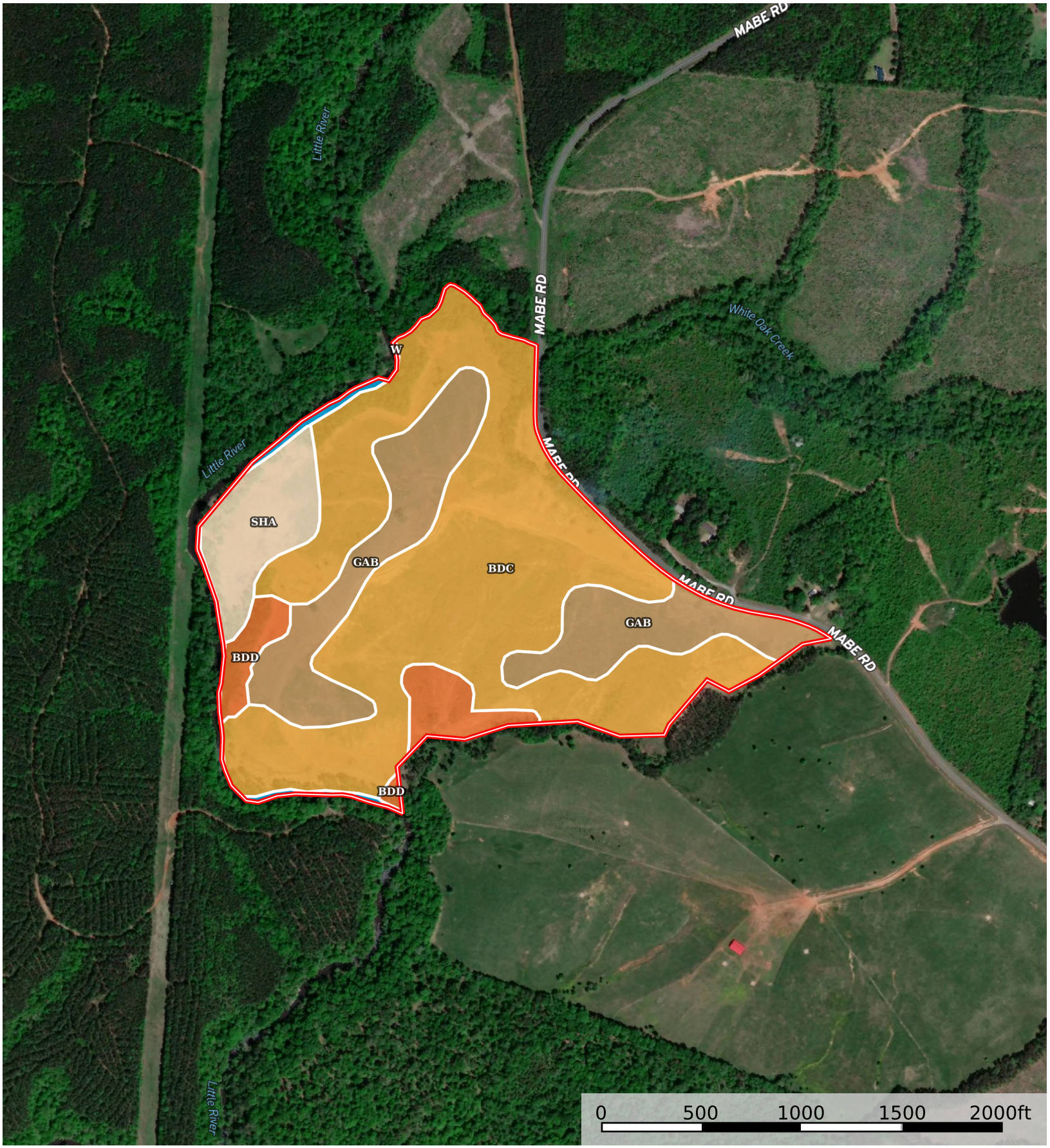
Jamie Lytton

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East Fork Tract

Montgomery County, North Carolina, 95.74 AC +/-



Boundary

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| Boundary 94.81 ac

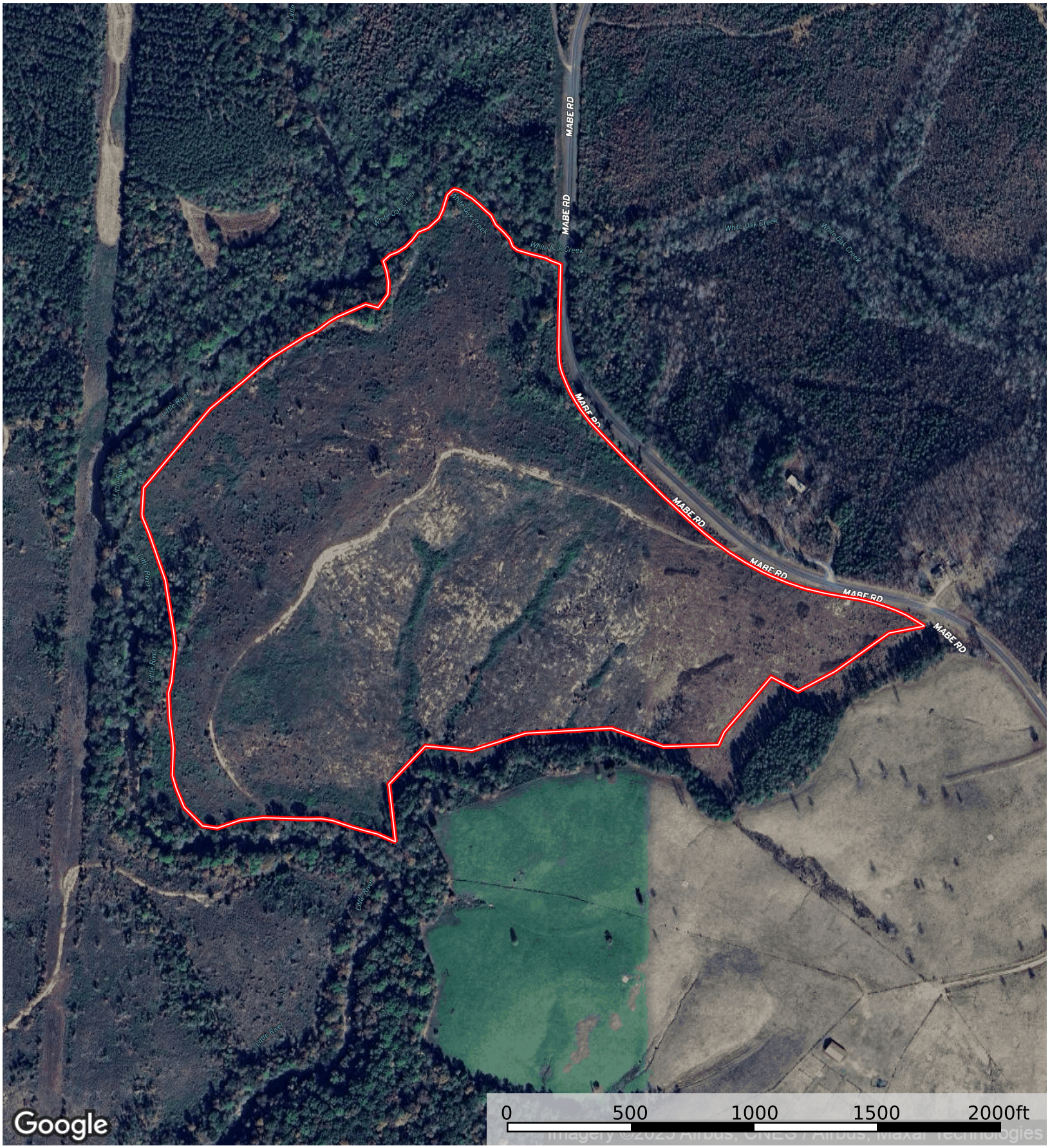
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BdC	Badin-Tarrus complex, 8 to 15 percent slopes	58.55	61.76	0	58	3e
GaB	Georgeville silt loam, 2 to 8 percent slopes	21.38	22.55	0	74	2e
ShA	Shellbluff silt loam, 0 to 2 percent slopes, occasionally flooded	7.65	8.07	0	82	2w
BdD	Badin-Tarrus complex, 15 to 25 percent slopes	5.98	6.31	0	51	4e
W	Water	1.25	1.32	0	-	8
TOTALS		94.81(*)	100%	-	62.34	2.82

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



East Fork Tract

Montgomery County, North Carolina, 95.74 AC +/-



Boundary

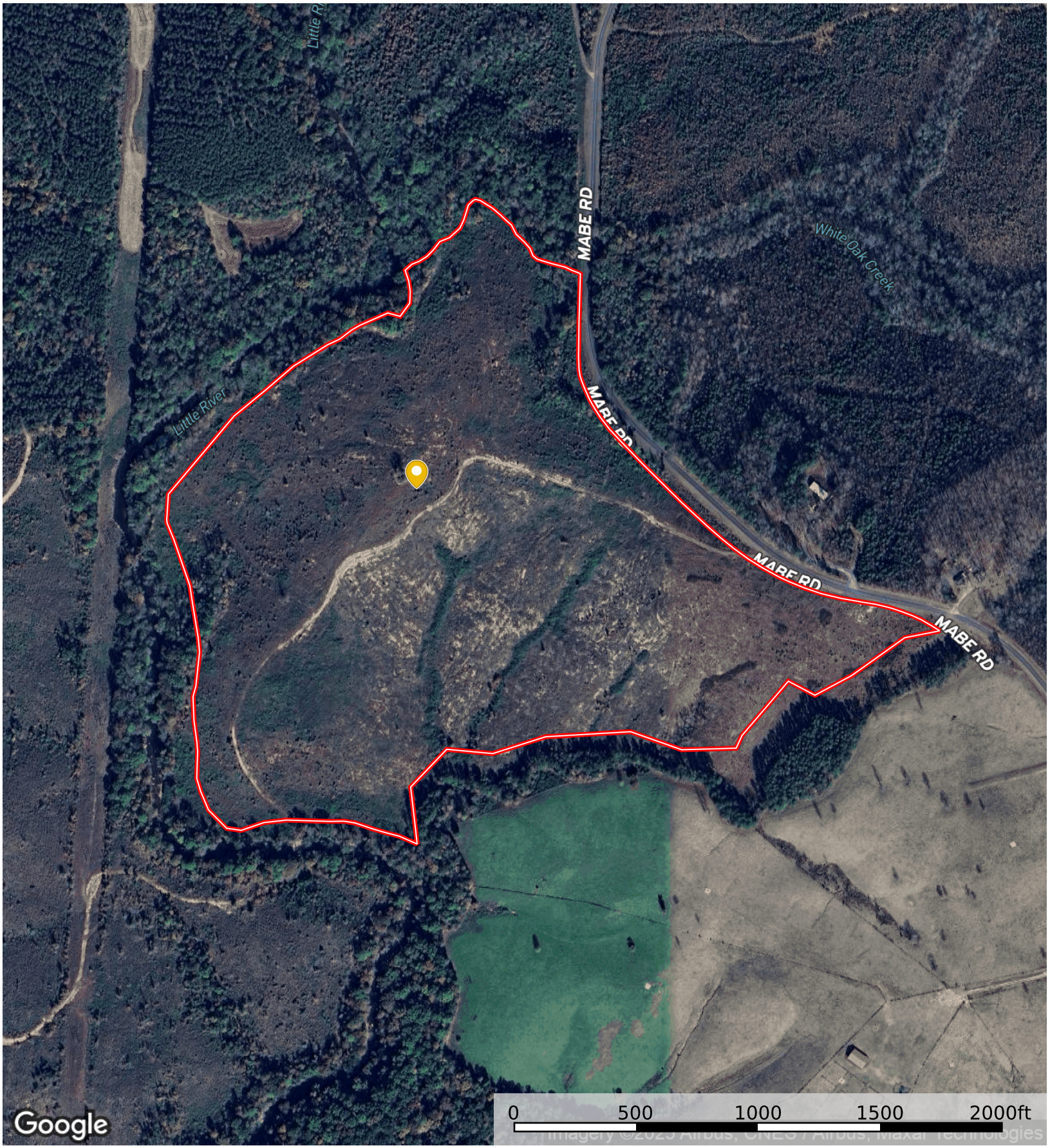
Jamie Lytton
P: 9109750262 AfmRealEstate.com 111East Main Street Troy, NC 27371

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East Fork Tract

Montgomery County, North Carolina, 95.74 AC +/-

AFM REAL ESTATE



Cemetery Boundary

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

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This product is for informational purposes and may not have been prepared for, or suitable for legal, engineering or survey purposes. Users should review or consult the primary data sources to ascertain the usability of the information.

AMERICAN FOREST MANAGEMENT

PINKSTON

COUNTY:MONTGOMERY
STATE:NC
ACRES: 94.8

Jamie Lytton, RF
(M) 910-975-0262
American Forest Management Inc.
www.americanforestmanagement.com

3

BOOK 811 PAGE 122(3) 355258

This document presented and filed:
07/10/2018 11:11:11 AM

Melissa F. Pipkin, Montgomery County, NC
REAL ESTATE EXCISE TAX: $393.00

$ 1/393.00 Rev
$ + 26.00
$ 419.00 Pd

This Instrument Is Prepared By David A. Beaver, A Licensed N.C. Attorney. Delinquent Taxes, If Any, To Be Paid By The Closing Attorney To County Tax Collector Upon Disbursement Of Closing Proceeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $ 393.00

Parcel Identifier No. PT OF-765000601622 Verified by _____ County on the ____ day of _____, 20___
By: _____

Mail/Box to: Grantee, 16212 Cagle Rd., Norwood, NC 28128

This instrument was prepared by: Garner & Williamson, P.A., 111 Courthouse Square, Troy, NC 27371

Brief description for the Index: _____

THIS DEED made this 28th day of June, 2018, by and between

GRANTOR	GRANTEE
Blue Q Ranch, LLC 450 Cotton Lane Franklin, TN 37069	Preston Pinkston and wife, Erin Pinkston 16212 Cagle Rd. Norwood, NC 28129

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of _____, Star Township, Montgomery County, North Carolina and more particularly described as follows:

Being all of a Tract of land containing 95.74 acres, more or less, as shown on a survey entitled, "Subdivision of Blue "Q" Ranch Property", prepared by, Ronald O. Graham, PLS L-2464, dated May 21, 2018, recorded in Plat Cabinet G, Slide 36-C, Montgomery County Registry, to which reference is made for a more particular description as fully as if set out herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 516 page 586.
All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book G page 36-C.

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002, 2013
Printed by Agreement with the NC Bar Association – 1981

This standard form has been approved by:
North Carolina Bar Association – NC Bar Form No. 3

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.

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

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Blue Q Ranch, LLC
(Entity Name)

By: _____ MEMBER/MANAGER

Print/Type Name & Title: Kerry Collins, Member Manager

_____ (SEAL)
Print/Type Name: _____

By: _____

Print/Type Name & Title: _____

_____ (SEAL)
Print/Type Name: _____

By: _____

Print/Type Name & Title: _____

_____ (SEAL)
Print/Type Name: _____

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20___.

My Commission Expires: _____
(Affix Seal)

_____
Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20___.

My Commission Expires: _____
(Affix Seal)

_____
Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Montgomery

I, the undersigned Notary Public of the County or City of Montgomery and State aforesaid, certify that Kerry Collins personally came before me this day and acknowledged that he is the Member Manager of Blue Q Ranch, LLC, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 28 day of June, 2018.

My Commission Expires: April 26, 2021
(Affix Seal)

Genevieve D. Benitez
Notary Public
Notary's Printed or Typed Name

GENEVIEVE D. BENITEZ NOTARY PUBLIC MONTGOMERY COUNTY, NC

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Printed by Agreement with the NC Bar Association – 1981

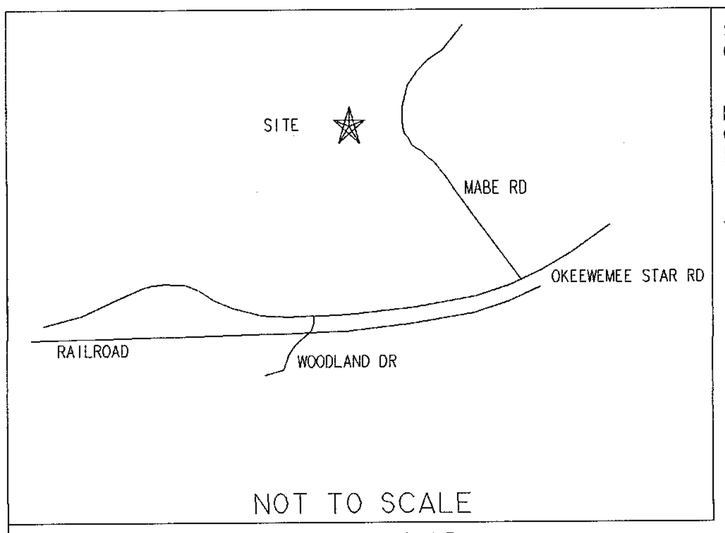
This standard form has been approved by:
North Carolina Bar Association – NC Bar Form No. 3

EXHIBIT A
(Schedule A or Legal Description)

Lying southwest of and adjacent to the centerline of Mabe Road (SR 1343) in Star Township, Montgomery County, North Carolina; and,

Being all of that 95.7 acres (more or less) of land shown on "Subdivision of Blue "Q" Ranch Property", dated 04/30/18 and 05/08/18, surveyed by Central Carolina Surveyors, P.A. (Ronald O. Graham, P.L.S.), and recorded in Plat Cabinet G, Slide 36C, in the Register of Deeds for Montgomery County, North Carolina, reference to which being hereby made;

The same being subject to all rights of way or easements, public or private, as depicted on the recorded plat aforesaid; the same being a portion of the realty described in Deed or Record Book 516, page 586, as well as a portion of that land as shown on the Tax Maps for Montgomery County, N.C. as Tax Pin No. 7650-00-60-1622.



NOT TO SCALE

VICINITY MAP

STATE OF NORTH CAROLINA
COUNTY OF MONTGOMERY

I, Penny Parsons, REVIEW OFFICER OF MONTGOMERY COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED, MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Penny Parsons — REVIEW OFFICER — 6-5-18 — DATE

STATE OF NORTH CAROLINA
MONTGOMERY COUNTY
FILED FOR REGISTRATION AT 9:57 O'CLOCK A M
June 05 2018 AND RECORDED IN
PLAT CABINET G SLIDE 36C
MELISSA F. PITKIN, REGISTER OF DEEDS
BY: [illegible]

SL-G-36C
06/05/2018
9:57 A.M.
$ 21.00 PD

CERTIFICATE OF OWNERSHIP AND DEDICATION
I(WE) HEREBY CERTIFY THAT I AM(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF MONTGOMERY COUNTY, NORTH CAROLINA, AND THAT I(WE) HEREBY ADOPT WITH THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISHED MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

Blue Q Ranch, LLC — OWNER — 5/30/18 — DATE

OWNER — 5/30/18 — DATE

BLUE"Q" RANCH, LLC
D.B. 516, PG. 586
45 ACRES +/-

BLUE"Q" RANCH, LLC
D.B. 516, PG. 586
SECOND TRACT

BLUE"Q" RANCH, LLC
D.B. 516, PG. 586
280 ACRES +/-

WHITE OAK CREEK

N 46°35'06"E 444.38'
N 57°08'39"E 169.18'
N 64°28'25"E 166.85'
N 12°29'46"W 200.72'
N 02°49'33"W 141.02'
EAST FORK OF LITTLE RIVER
ZONE AE
APPROXIMATE LOCATION OF FLOOD LIMITS
N 83°45'42"W 181.03'
S 00°03'04"W 235.92' TOTAL
201.20'
S 50°18'32"W 214.16'
N 78°12'21"W 189.72'
S 78°55'07"W 227.81'
N 86°51'43"W 349.39'
N 64°02'17"W 223.20'
N 85°07'47"W 223.27'
S 47°00'32"W 293.21'
3/4"NIP
FENCE
EMN
PP
FH
OHE

APPROXIMATE ZONING BOUNDARY
RESIDENTIAL 2
RESIDENTIAL 3

MABE ROAD
NCSR 1343
PAVED ROAD

L1	N 07°50'	
L2	S 07°29'	
L3	S 06°33'	
L4	S 02°25'	
L5	S 06°20'	
L6	S 13°35'	
L7	S 18°22'	
L8	S 23°15'	
L9	S 28°30'	
L10	S 34°25'	
L11	S 38°10'	
L12	S 40°58'	
L13	S 41°10'	
L14	S 41°17'	
L15	S 42°08'	
L16	S 45°25'	
L17	S 50°12'	
L18	S 55°19'	
L19	S 59°07'	
L20	S 62°46'	
L21	S 67°15'	
L23	S 69°39'	
L24	S 69°10'	
L25	S 61°53'	
L26	S 53°10'	
L27	S 85°17'	
L28	S 85°17'	
L29	N 55°39'	
L30	S 31°14'	
L31	N 59°44'	

CERTIFICATE OF SUBDIVISION EXEMPTION
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS EXEMPT FROM SUBDIVISION REGULATIONS PURSUANT TO NCGS 153A-335.

M. Ewn — 06-05-2018
MONTGOMERY COUNTY PLANNING DEPARTMENT — DATE

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION TO THE DEFINITION OF SUBDIVISION.

Ronald O. Graham
PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF SURVEY AND ACCURACY
I, RONALD O. GRAHAM, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 516, PAGE 586, ETC.) (OTHER): THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 516, PAGE 586; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH NCGS 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 21ST DAY OF MAY A.D., 2018.

Ronald O. Graham
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-2464

NORTH CAROLINA PROFESSIONAL L-2464 LAND SURVEYOR RONALD O. GRAHAM

NOTE:
TOTAL AREA CONTAINS 95.74 ACRES
AREA BY COORDINATE METHOD

COMPUTED POINTS ALONG ROAD, RIVER, AND CREEK UNLESS OTHERWISE NOTED.

CALLS FROM A TO B ARE TAKEN FROM P.C. F. SL. 197-D

PORTION OF PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO MAP NUMBER 3710755900J OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE: JANUARY 2, 2008

ADDITIONAL LEGEND

OSS	SEWER STUB
OES	ELECTRIC SERVICE
OSL	SECURITY LIGHT POLE
OTR	TRANSFORMER
OTP	TELEPHONE PEDESTAL
OHP	HEAT PUMP
OCATV	CABLE TV PEDESTAL
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
CB	CATCH BASIN
TBC	TOP BACK OF CURB
TOC	TOE OF CURB
OHE	OVERHEAD ELECTRIC LINE

LEGEND

O	EIR	EXISTING IRON REBAR
O	NIR	NEW IRON REBAR
O	EIP	EXISTING IRON PIPE
O	NMN	NEW MAG NAIL
O	CP	CALCULATED POINT
O	NIP	NEW IRON PIPE
O	ERRS	EXISTING RAILROAD SPIKE
O	ECM	EXISTING CONCRETE MONUMENT
O	NCM	NEW CONCRETE MINUMENT
O	EPK	EXISTING P.K. NAIL
O	NPK	NEW P.K. NAIL
▲	CM	CONTROL MONUMENT
o	PP	POWER POLE
———	R/W	RIGHT-OF-WAY
—E— E—		ELECTRIC LINE
———	PL	PROPERTY LINE
———	CL	CENTERLINE
	MBS	MINIMUM BUILDING SETBACKS

C:\General CADD 12\Gxd\5018.gxd -- 05/21/2018 -- 11:38 AM -- Scale 1 : 2400.000