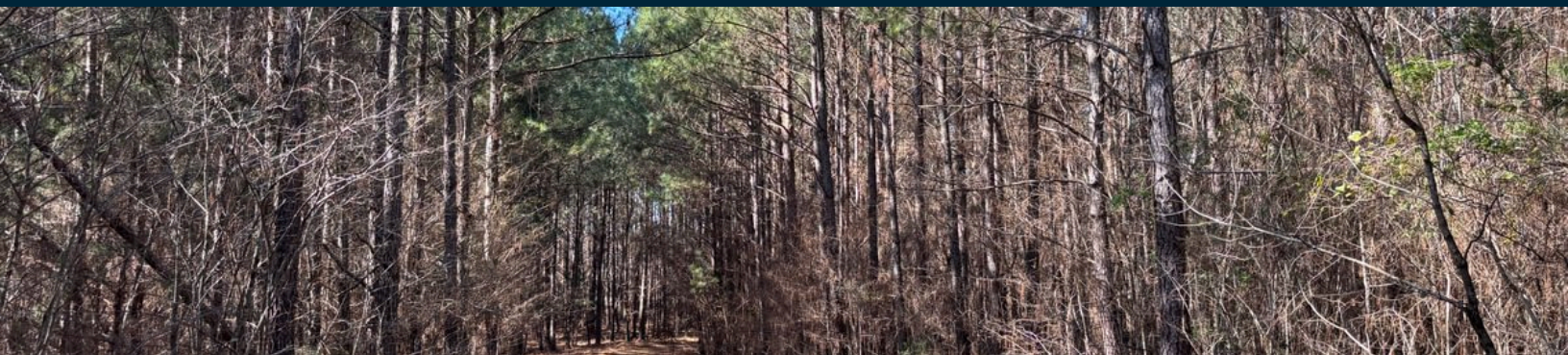




SOLD · SET PRICE

Poole Farm Road Tract

± 37 Acres | Montgomery County | North Carolina | Near Mount Gilead

Prime Timberland & Hunting Tract with Home Site Potential - 37 Acres in Montgomery County, NC

PRICE	PRICE / ACRE	ACREAGE
\$141,930	\$3,800	± 37

PROPERTY OVERVIEW

Discover the Poole Farm Road Tract, a versatile ±37-acre timberland and recreational property nestled in Montgomery County, NC. This tract offers excellent opportunities for timber investment, hunting, and potential residential use. The property features approximately 21 acres of well-managed, 20-year-old pine plantation primed for future income potential. The southern 16 acres consist of natural pine and hardwood, enhancing wildlife habitat and providing a diverse landscape. Abundant deer and turkey populations make this a prime hunting destination. Whether you're looking for a private retreat, a future home site, or an investment in quality timberland, this tract delivers. Additionally, a 22-foot-wide easement runs across the property, providing access to the adjacent landowner's property...

PROPERTY DETAILS

TYPE
Recreation (ATV-UTV) · Timberland (Merchantable Pine Plantation)

ACCESS
Legal Access · Paved Road

UTILITIES
Electric · Telephone

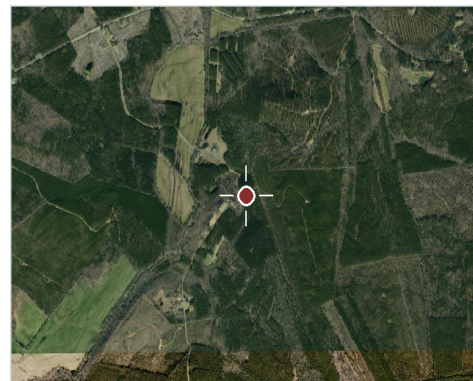
VIEWS
Timber

COUNTY TAX PARCEL IDS
7542 00 77 0962, 7542 00 85 0644

DOCUMENTS INCLUDED

Septic Tank Absorption Fields Web Soil Survey · Topo Map · Soil Map · Aerial Tract Map · Deed · Easement

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



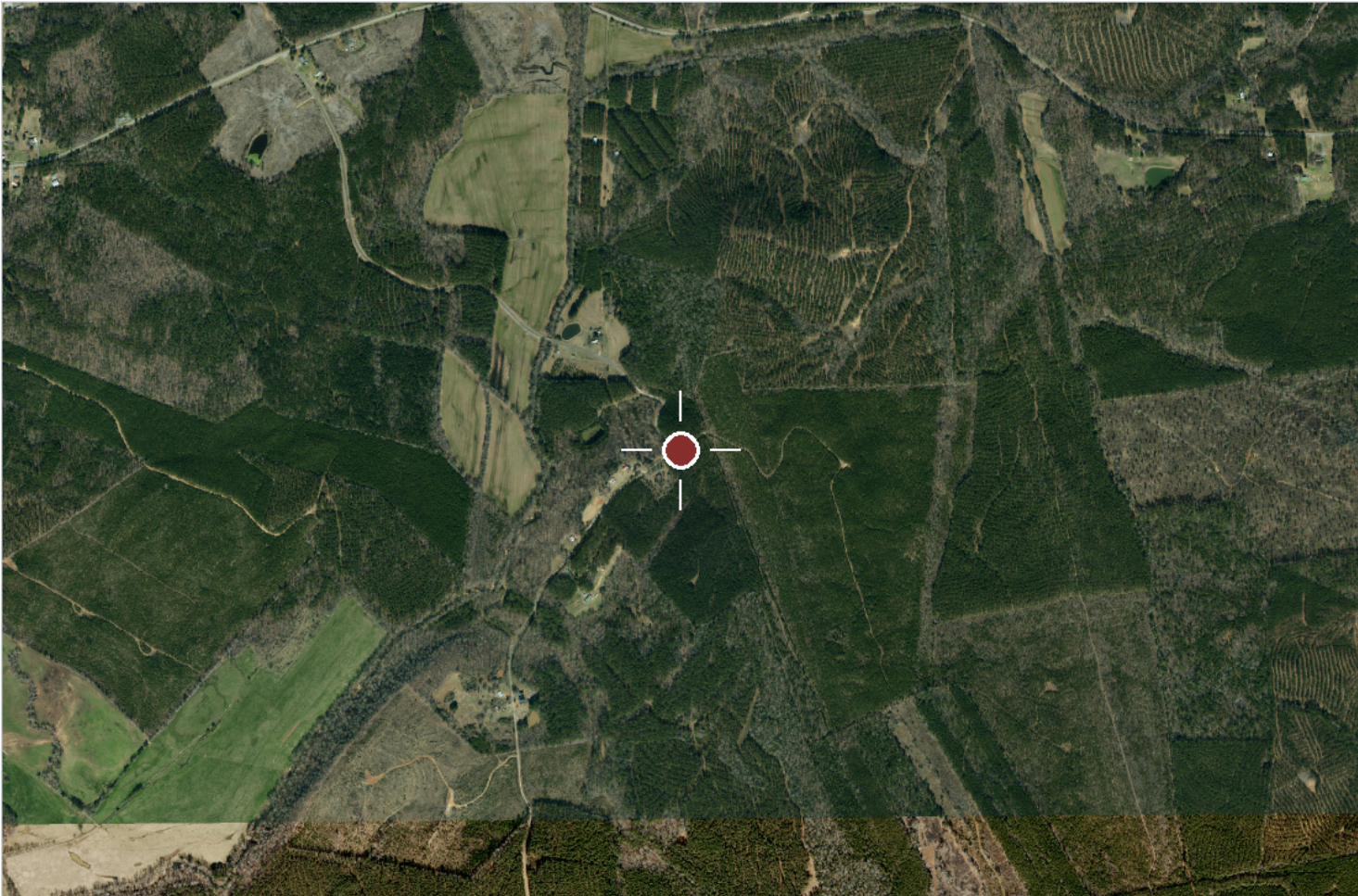
Property Photos

Poole Farm Road Tract · Montgomery County · North Carolina · Near Mount Gilead

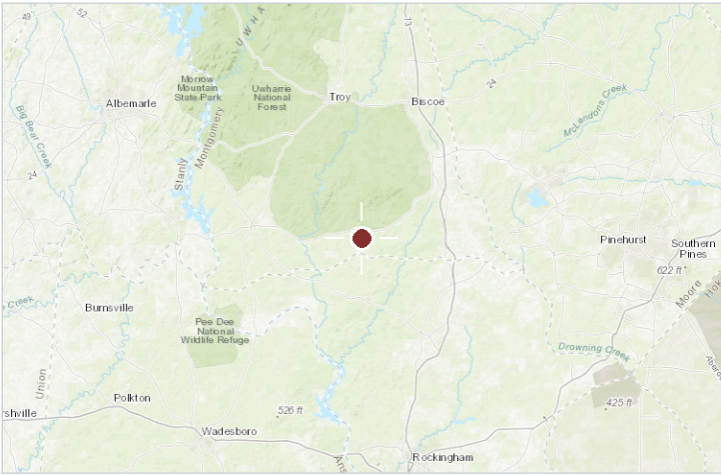


Location & Access

Poole Farm Road Tract · Montgomery County · North Carolina · Near Mount Gilead



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
Mount Gilead

APPROXIMATE CENTRE
35.19946, -79.84745

COUNTY TAX PARCEL IDS
7542 00 77 0962, 7542 00 85 0644

INTERACTIVE MAP



<https://id.land/ranching/maps/6e752f27f027326edfa184f715e31454/share>

Septic Tank Absorption Fields—Montgomery County, North Carolina
(8a529a43-690f-46b0-b509-48c06198f0f7_POLYGON)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Background

 Aerial Photography

Soils

Soil Rating Polygons

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

Soil Rating Lines

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

Soil Rating Points

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

MAP INFORMATION

The soil surveys that comprise your AOI were digitized at a scale of 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale shown may result in a misunderstanding of the detail of mapping and line placement. The maps do not show contrasting soils that could have been shown at a smaller scale.

Please rely on the bar scale on each map for distance measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: [https://websoilsurvey.sc.egov.usda.gov](#)
Coordinate System: Web Mercator (EPSG:3855)

Maps from the Web Soil Survey are based on the Universal Transverse Mercator projection, which preserves direction and distance and area. A projection that preserves distance and area is the Albers equal-area conic projection, shown on the map. The map is not accurate calculations of distance or area.

This product is generated from the USDA National Cooperative Soil Survey of the version date(s) listed below.

Soil Survey Area: Montgomery County, North Carolina
Survey Area Data: Version 25, Sep 9, 2011

Soil map units are labeled (as space allows) at a scale of 1:50,000 or larger.

Date(s) aerial images were photographed: 27, 2022

The orthophoto or other base map on which this map is compiled and digitized probably differs from the imagery displayed on these maps. As a result, shifting of map unit boundaries may be observed.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

Septic Tank Absorption Fields

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
CrB	Creedmoor-Brickhaven complex, 2 to 8 percent slopes	Very limited	Creedmoor (60%)	Depth to saturated zone (1.00)	14.1	39.6%
				Slow water movement (1.00)		
				Depth to bedrock (0.20)		
			Brickhaven (30%)	Depth to saturated zone (1.00)		
				Slow water movement (1.00)		
				Depth to bedrock (0.99)		
PbE	Peakin-Brickhaven complex, 15 to 40 percent slopes	Very limited	Peakin (60%)	Slow water movement (1.00)	0.8	2.3%
				Slope (1.00)		
				Depth to saturated zone (1.00)		
			Brickhaven (20%)	Depth to saturated zone (1.00)		
				Slow water movement (1.00)		
				Slope (1.00)		
				Depth to bedrock (0.99)		
WyC	Wynott-Enon complex, 2 to 15 percent slopes, extremely bouldery	Very limited	Wynott, extremely bouldery (50%)	Slow water movement (1.00)	4.9	13.8%
				Depth to bedrock (1.00)		
				Slope (0.04)		
			Enon, extremely bouldery (40%)	Slow water movement (1.00)		
				Seepage, bottom layer (1.00)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Slope (0.04)		
WyE	Wynott-Enon complex, 15 to 45 percent slopes, extremely bouldery	Very limited	Wynott, extremely bouldery (50%)	Slow water movement (1.00)	15.8	44.3%
				Slope (1.00)		
				Depth to bedrock (1.00)		
			Enon, extremely bouldery (40%)	Slow water movement (1.00)		
				Slope (1.00)		
				Seepage, bottom layer (1.00)		
Totals for Area of Interest					35.7	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	35.7	100.0%
Totals for Area of Interest	35.7	100.0%

Description

ENG - Engineering

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 60 inches is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to

validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

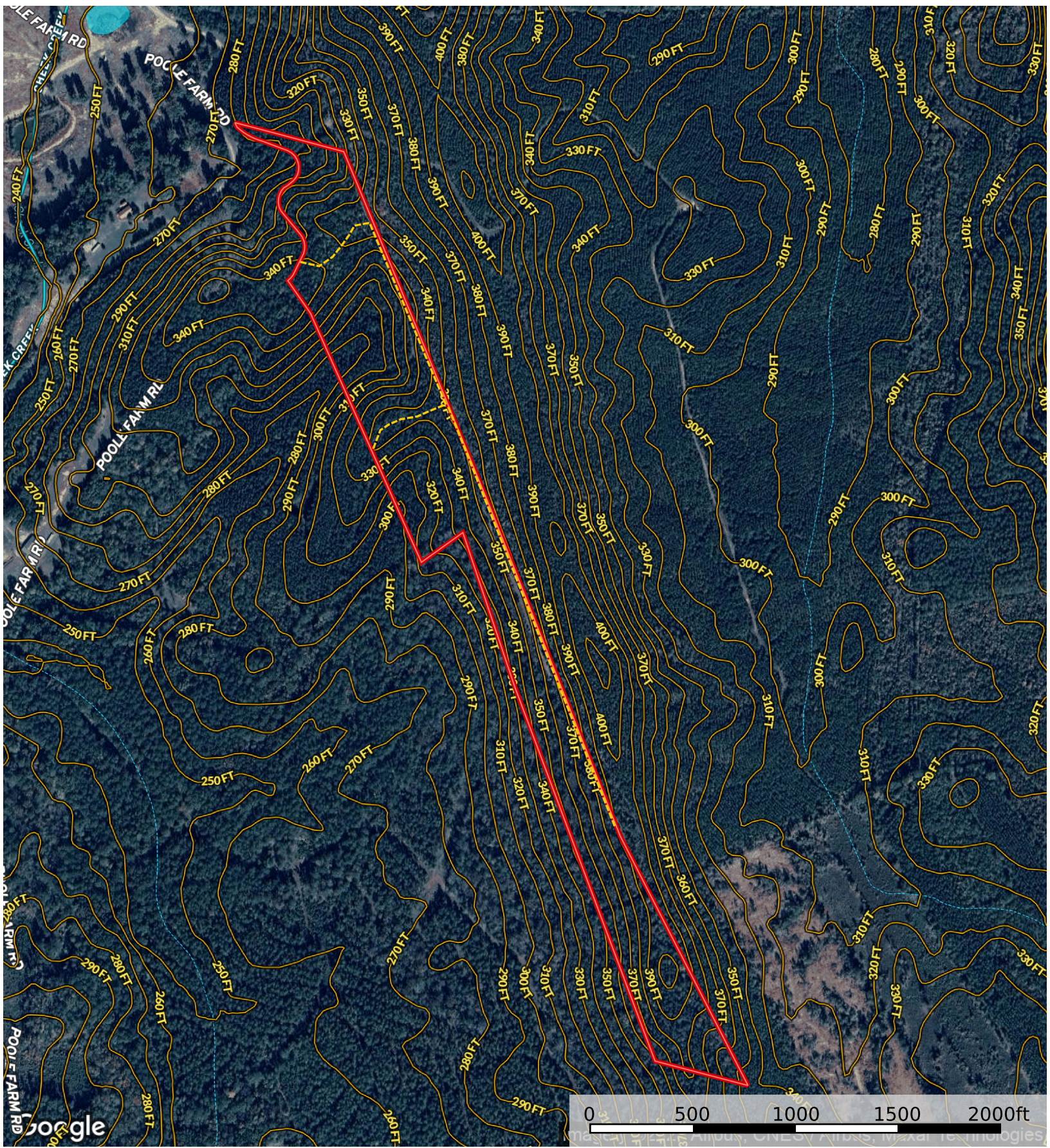
The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

Component Percent Cutoff: None Specified

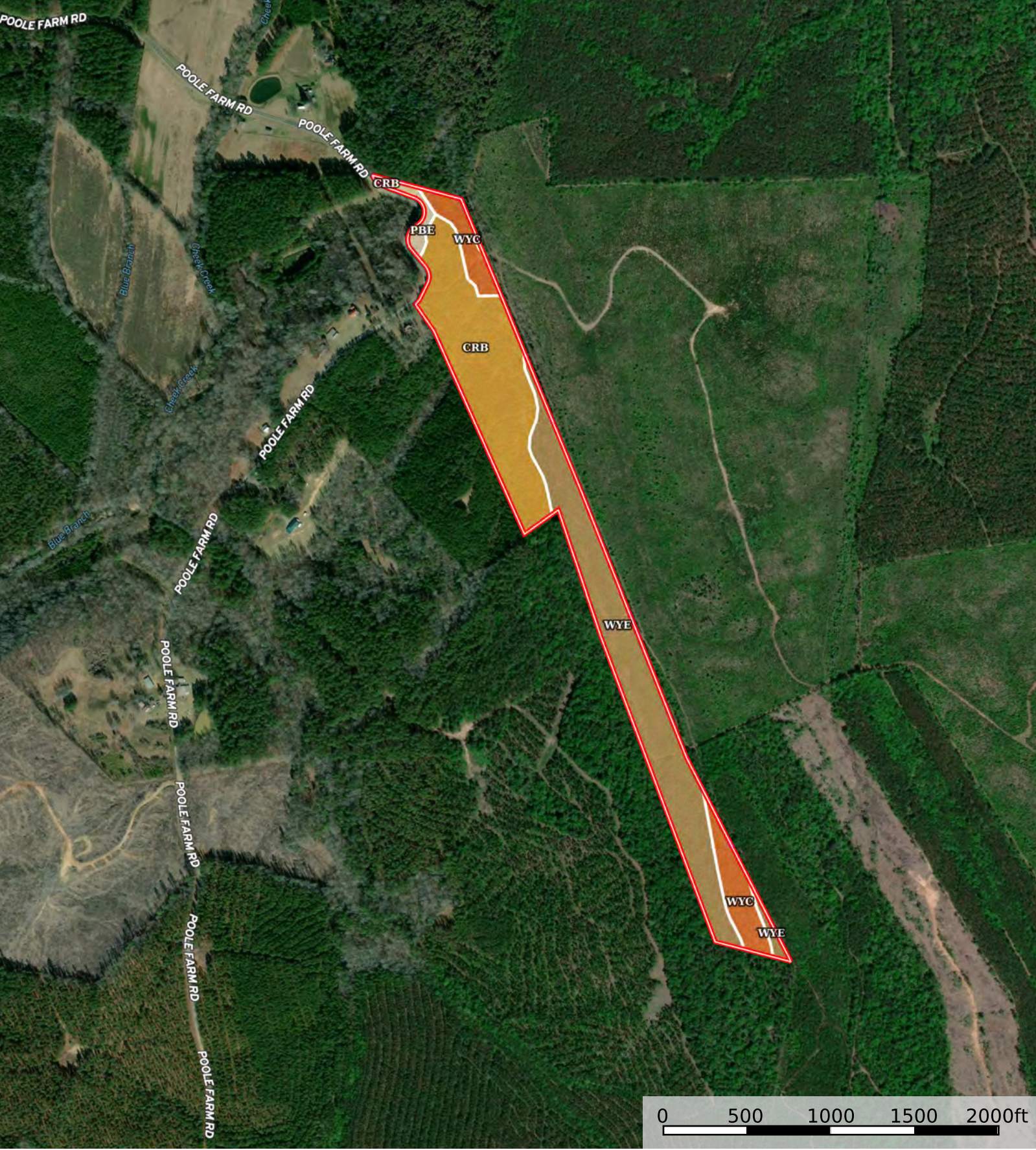
Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.



--- Road / Trail
Boundary, 1 Stream, Intermittent
— River/Creek
Water Body



 Boundary

| Boundary 35.74 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WyE	Wynott-Enon complex, 15 to 45 percent slopes, extremely bouldery	15.83	44.3	0	11	7s
CrB	Creedmoor-Brickhaven complex, 2 to 8 percent slopes	14.13	39.55	0	59	2e
WyC	Wynott-Enon complex, 2 to 15 percent slopes, extremely bouldery	4.96	13.88	0	47	6s
PbE	Peakin-Brickhaven complex, 15 to 40 percent slopes	0.82	2.29	0	18	6e
TOTALS		35.74(*)	100%	-	35.14	4.86

(*) 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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

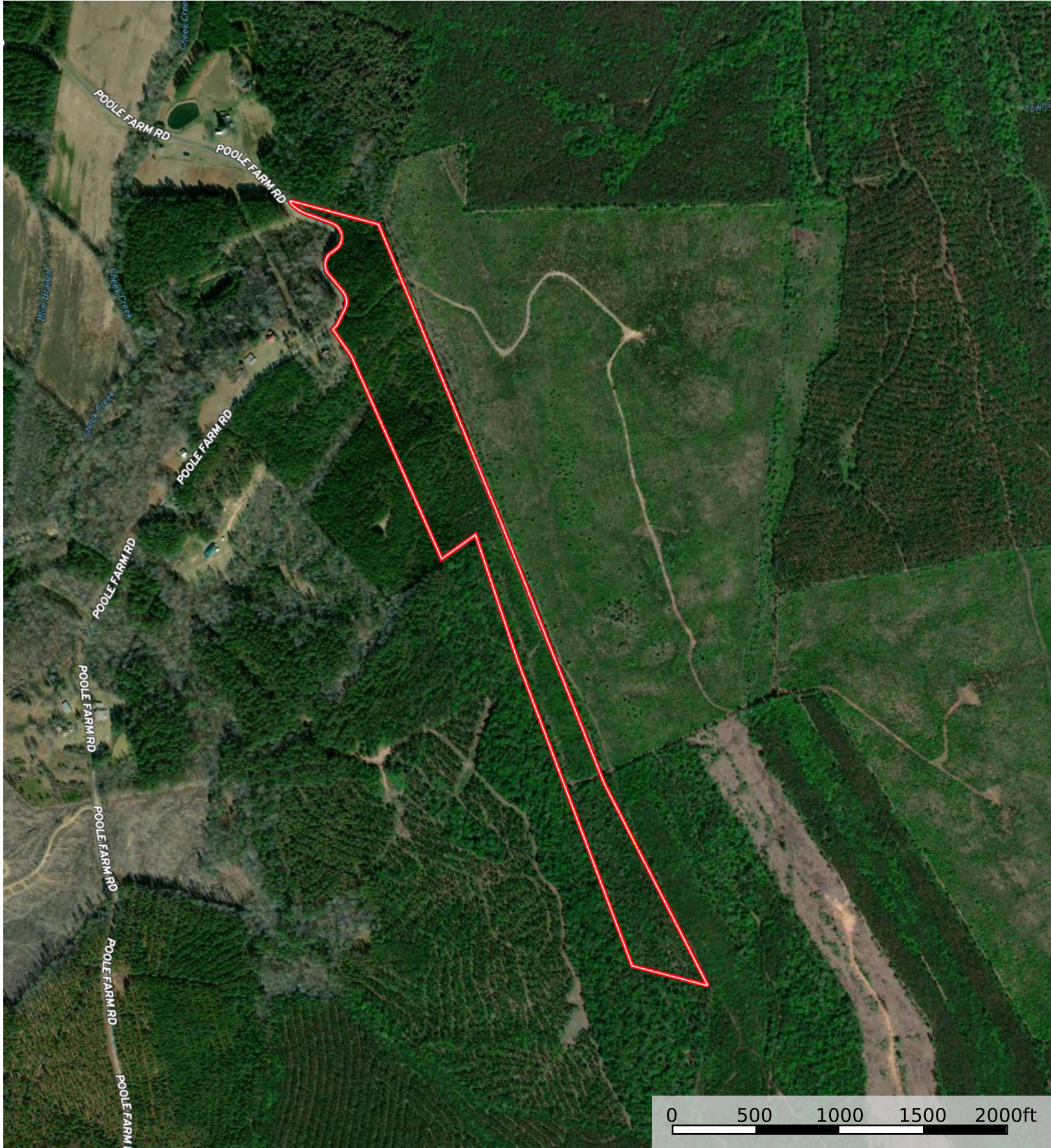
Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



 Boundary



SW

\$23.00pd

This document presented and filed:
08/30/2006 01:36:45 PM

Kaye G. Norris, Montgomery County, NC
REAL ESTATE EXCISE TAX: \$0.00

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: NTC

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

✓ Mail/Box to: Kathryn K. Hatfield, 219 W. Washington St, Greensboro NC 27401

This instrument was prepared by: Kathryn K. Hatfield (without title search)

Brief description for the Index: _____

THIS DEED made this _____ day of _____, 20____, by and between

GRANTOR

William R. Deaton, III

GRANTEE

Amelia Poole Deaton

Mailing address:
4811 Alliance Church Rd.
Pleasant Garden, NC 27313

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of _____, Cheeks Creek Township, Montgomery County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 353 page 545
363 02

A map showing the above described property is recorded in Plat Book _____ page _____.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed and delivered.

(Entity Name)

USE BLACK INK ONLY

William R Deaton (SEAL)
William R. Deaton, III

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

SEAL-STAMP

State of North Carolina - County of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that _____
William R. Deaton, III 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 24th day of August, 2006

My Commission Expires: 10-11-2009

Jennifer Landry
Notary Public

USE BLACK INK ONLY

SEAL-STAMP

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____
_____ personally came before me this day and
acknowledged that he is the _____ of _____,
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 each entity,
he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and
Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

USE BLACK INK ONLY

SEAL-STAMP

State of North Carolina - County of _____

I, the undersigned Notary Public of the County 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: _____

Notary Public

USE BLACK INK ONLY

The foregoing Certificate(s) of _____ is/are certified to be correct.
This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

Cheeks Creek Township, Montgomery County, North Carolina, and more particularly described as follows:

TRACT ONE:

BEGINNING at an existing flat iron at the northeast corner of the Anne M. Shaw property (Deed Book 244, Page 806), and runs thence North 59-33-44 E. 48.56 feet to a new iron pipe in the line of Jordan Lumber & Supply, Inc. tract (Deed Book 183, Page 822); thence with its line S. 17-51-37 E. 1622.37 feet to an iron pipe by a boulder, corner of the Cara Robinson Hammond tract (Deed Book 218, Page 425), and also located S. 69-47-38 W. 174.66 feet from a tall existing iron pipe, also a corner of the Hammond tract; thence with the Hammond line S. 21-52-21 E. 1453.65 feet to an existing concrete monument; thence with the Anne M. Shaw property (Deed Book 210, Page 241) two lines, N. 70-50-08 W. 467.37 feet to an existing concrete monument and N. 15-41-50 W. 1959.49 feet to an existing cement monument; thence again with the Anne M. Shaw line (Deed Book 244, Page 806) N. 14-06-39 W. 802.31 feet to the Beginning, containing 15.98 acres, more or less, as shown on boundary and division survey map for the "Dena Poole Estate," dated February 13, 1998, prepared by Rogell E. Hunsucker, RLS, L-2488.

THERE IS EXCEPTED from the lands described above and from this conveyance all of that timber described in a Timber Deed previously conveyed.

TRACT TWO:

BEGINNING at an existing iron stake in the centerline of North Carolina Secondary Road 1539 located in the line of the Lex and Stella Poole property (Deed Book 226, Page 75), and runs thence with the southern line of the Poole tract S. 70-52-06 E. crossing an iron pipe at 54.30 feet and continuing for a total distance of 639.89 feet to an iron pipe in a stone pile, a corner with the Jordan Lumber & Supply, Inc. property (Deed Book 183, Page 822); thence with its line S. 17-51-37 E. 1939.65 feet to an iron pipe; thence S. 59-33-44 W. crossing an existing flat iron at 148.56 feet and continuing with the Anne M. Shaw line (Deed Book 244, Page 806) a total distance of 434.94 feet to an iron pipe; thence N. 19-20-31 W. 1360.33 feet to an iron pipe at the easternmost corner of a 1.44 acre tract; thence with its line North 29-23-02 W. crossing an iron pipe at 204.52 feet and continuing for a total distance of 236.87 feet to a point in the centerline of NCSR 1539; thence up its centerline 15 lines as follows:

- (1) N. 52-51-11 E. 26.14 feet to an iron stake;
- (2) N. 36-35-23 E. 68.40 feet to an iron stake;
- (3) N. 06-27-35 E. 65.36 feet to an iron stake;
- (4) N. 21-49-03 W. 73.95 feet to an iron stake;
- (5) N. 38-45-49 W. 87.56 feet to a point;
- (6) N. 17-20-52 W. 67.59 feet to an iron stake;
- (7) N. 15-26-29 E. 76.29 feet to point;
- (8) N. 41-30-32 E. 64.41 feet to a point;

Exhibit A (continued)

- (9) N. 38-19-41 E. 59.64 feet to a point;
- (10) N. 15-21-08 W. 55.59 feet to a point;
- (11) N. 55-49-19 W. 66.57 feet to an iron stake;
- (12) N. 68-15-08 W. 103.50 feet to an iron stake;
- (13) N. 59-07-43 W. 71.36 feet to an iron stake;
- (14) N. 42-42-02 W. 81.01 feet to an iron stake;
- (15) N. 37-19-42 W. 69.34 feet

to the Beginning, containing 21.37 acres, more or less, as shown on boundary and division survey map for the "Dena Poole Estate," dated February 13, 1998, prepared by Rogell E. Hunsucker, RLS, L-2488.

For reference see Dena Poole Estate File No. 97-E-2 in the office of the Clerk of Superior Court of Montgomery County.

The purpose of this deed is to vest sole and separate ownership of said property in the Grantee. Hence forward said property shall be the separate property of the Grantee as defined in NCGS 50-20(b)(2).

4.50 12.17.79
6.00 2:20 PM
6.50 PM

BOOK 194 PAGE 827

(This Instrument was drafted by Hollers & Atkinson, Attorneys at Law, Troy, N. C.)

STATE OF NORTH CAROLINA)
COUNTY OF MONTGOMERY) E A S E M E N T

THIS EASEMENT, made this the 8th day of August, 1979, by and between RALPH POOLE and ~~DENA~~ DENA POOLE, of Montgomery County, State of North Carolina, parties of the first part; and JORDAN LUMBER & SUPPLY, INC., a North Carolina corporation with its principal office in Mount Gilead, Montgomery County, State of North Carolina, party of the second part;

W I T N E S S E T H :

THAT WHEREAS, said parties of the first part own a certain tract of land (Map Book 3 at Page 21 of the Montgomery County Registry) lying on the east side of North Carolina Secondary Road 1539 in Cheeks Creek Township, Montgomery County, North Carolina, lying between said Secondary Road 1539 and the 147-3/8 acre Bowles tract (Deed Book 183 at Page 822 of the Montgomery County Registry) belonging to party of the second part; and

WHEREAS, party of the second part desires an easement from its 147-3/8 acre tract to North Carolina Secondary Road 1539; and

WHEREAS, parties of the first part have agreed to grant said right of way;

NOW, THEREFORE, in consideration of the sum of \$1.00 and other valuable consideration, the receipt of which is hereby acknowledged, parties of the first part hereby grant and convey unto party of the second part the perpetual right and easement of egress and ingress over and upon said right of way and easement described below:

Being a right of way 22 feet wide and approximately 478 feet long running generally in an East-West direction, and which has been blazed out. The eastern end of this right of way lies approximately South 20 degrees 30 minutes 22 seconds 500 feet from the northeast corner of the 128 acre HOME PLACE as shown on the map in Map Book 3 at Page 21 of the Montgomery County Registry. A copy of a portion of this map is attached hereto and the right of way herein referred to has been marked on the map as EASEMENT.

As part of the consideration of this easement, party of the second part agrees to maintain the easement and control erosion along the easement and maintain a gate or cable across the easement.

TO HAVE AND TO HOLD the rights and easements hereby granted to the party of the second part and its successors and assigns in title forever; it being

