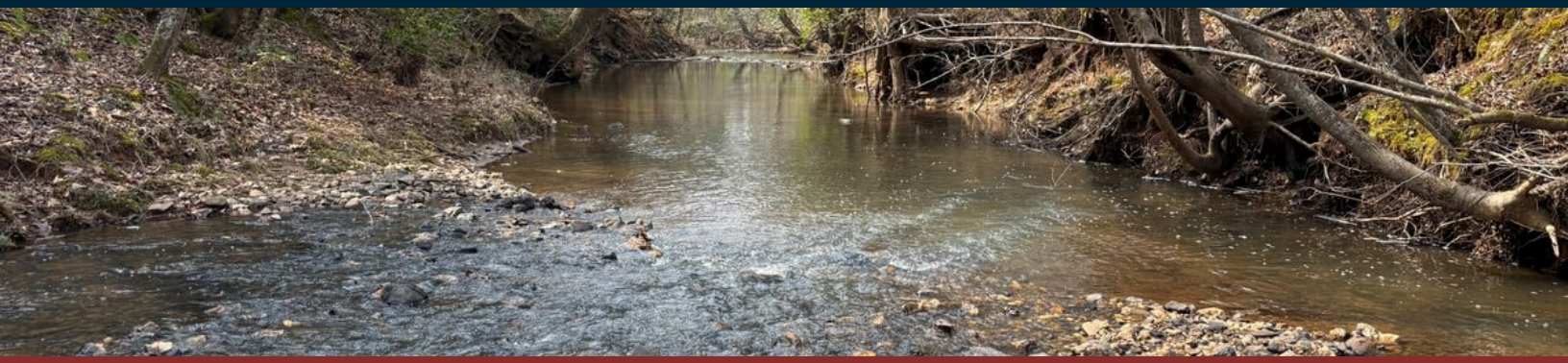


SOLD · SET PRICE

Lovin Hill Tract B

± 46 Acres | Montgomery County | North Carolina | Near Mount Gilead

±46.13-Acre Hunting & Timberland Retreat in Montgomery County, NC – Great Recreation & Wildlife Habitat!

PRICE	PRICE / ACRE	ACREAGE
$138,500	$3,002	± 46

PROPERTY OVERVIEW

This ±46.13-acre tract, located in the Pekin community of Montgomery County, NC, is a prime opportunity for those seeking recreational land, timber investment, or a hunting retreat. The property lies on both sides of Lovin Hill Road, offering diverse terrain and timber characteristics. The eastern portion, approximately 20 acres, was harvested in 2014 and naturally regenerated with a mixed stand of pine and hardwood. However, due to poor survival rates, the resulting stand is comprised of planted pine and natural hardwood, creating a diverse habitat that attracts wildlife. This area also lies within a floodplain and is prone to periodic flooding during heavy rain, which may limit its suitability for development but enhances its value as a wildlife corridor. The western portion of the prope...

PROPERTY DETAILS

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

ACCESS
Gravel Road · Legal Access

UTILITIES
Electric · Telephone

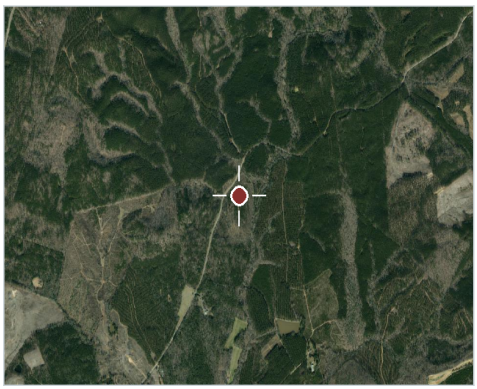
WATER FEATURES
Creeks / Streams

VIEWS
Timber

COUNTY TAX PARCEL IDS
7543 00 77 3489

DOCUMENTS INCLUDED
Septic Tank Absorption Fields Web Soil Survey · Soil Map · Topo Map · Flood Map · Locator Map · Aerial Tract Map · Plat 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

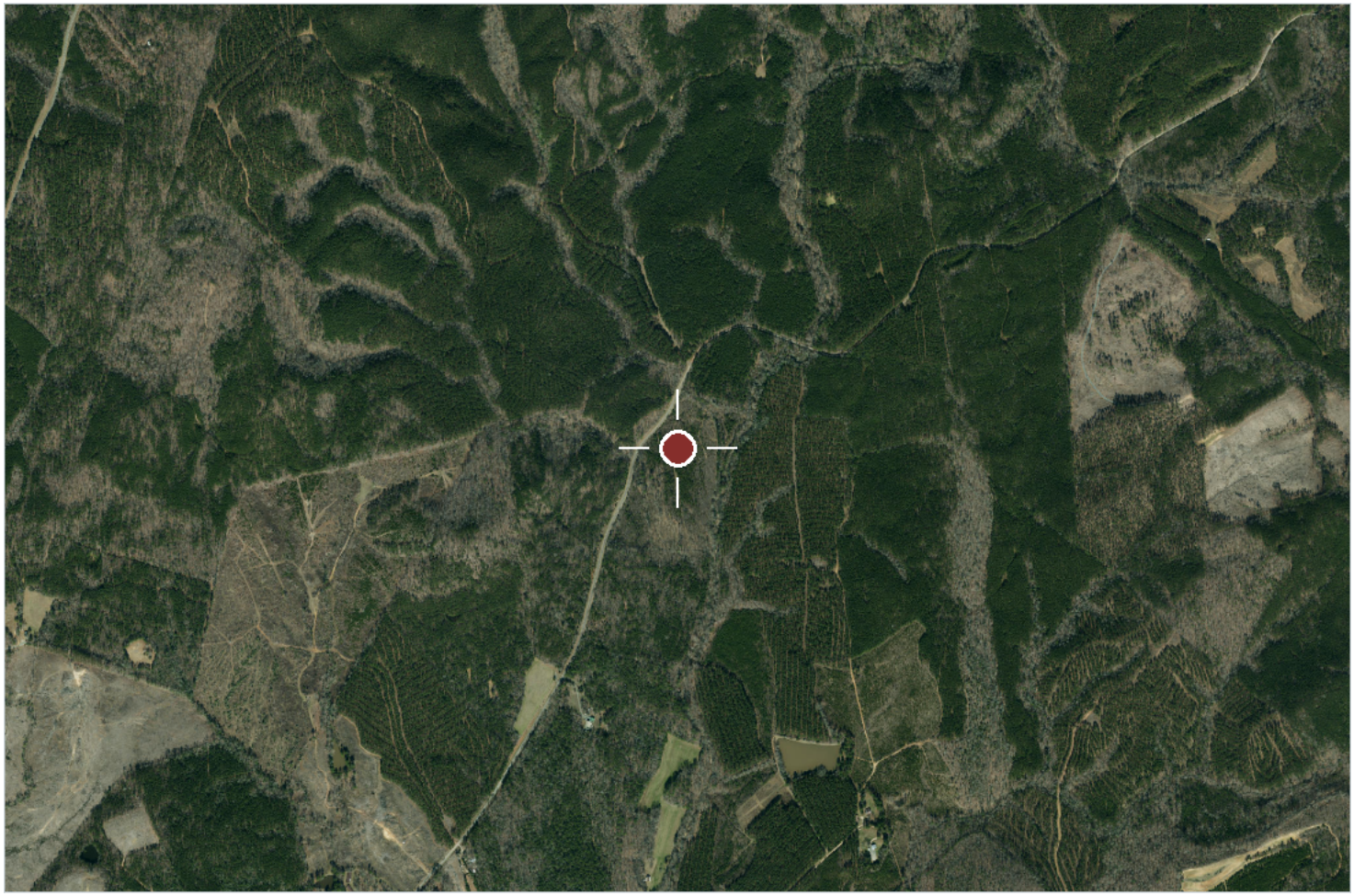
Information contained herein was obtained from sources deemed reliable, but American Forest Management, Inc. makes no warranty or guarantee as to its accuracy. Acreage is approximate and based on available records; prospective purchasers are urged to independently verify all information. Property is subject to prior sale, price change, or withdrawal without notice. Generated September 14, 2026 · https://www.afmrealestate.com/properties/46.13-acres-land-for-sale-in-montgomery-county-north-carolina/lovin-hill-tract-b

Property Photos

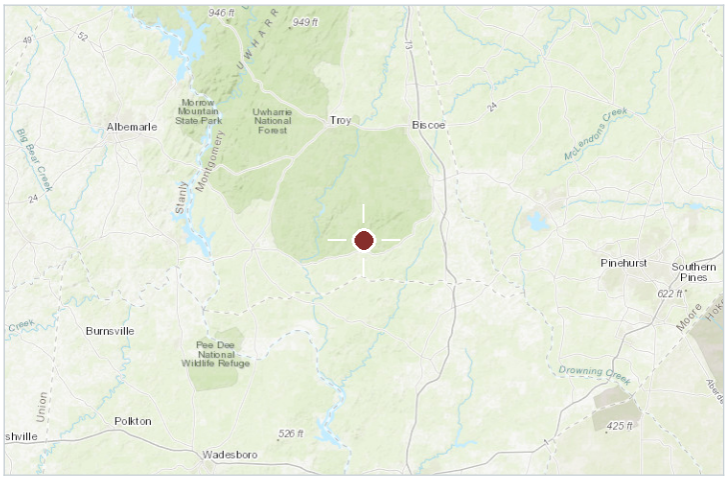
Lovin Hill Tract B · Montgomery County · North Carolina · Near Mount Gilead

Location & Access

Lovin Hill Tract B · 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

35.22444, -79.84552

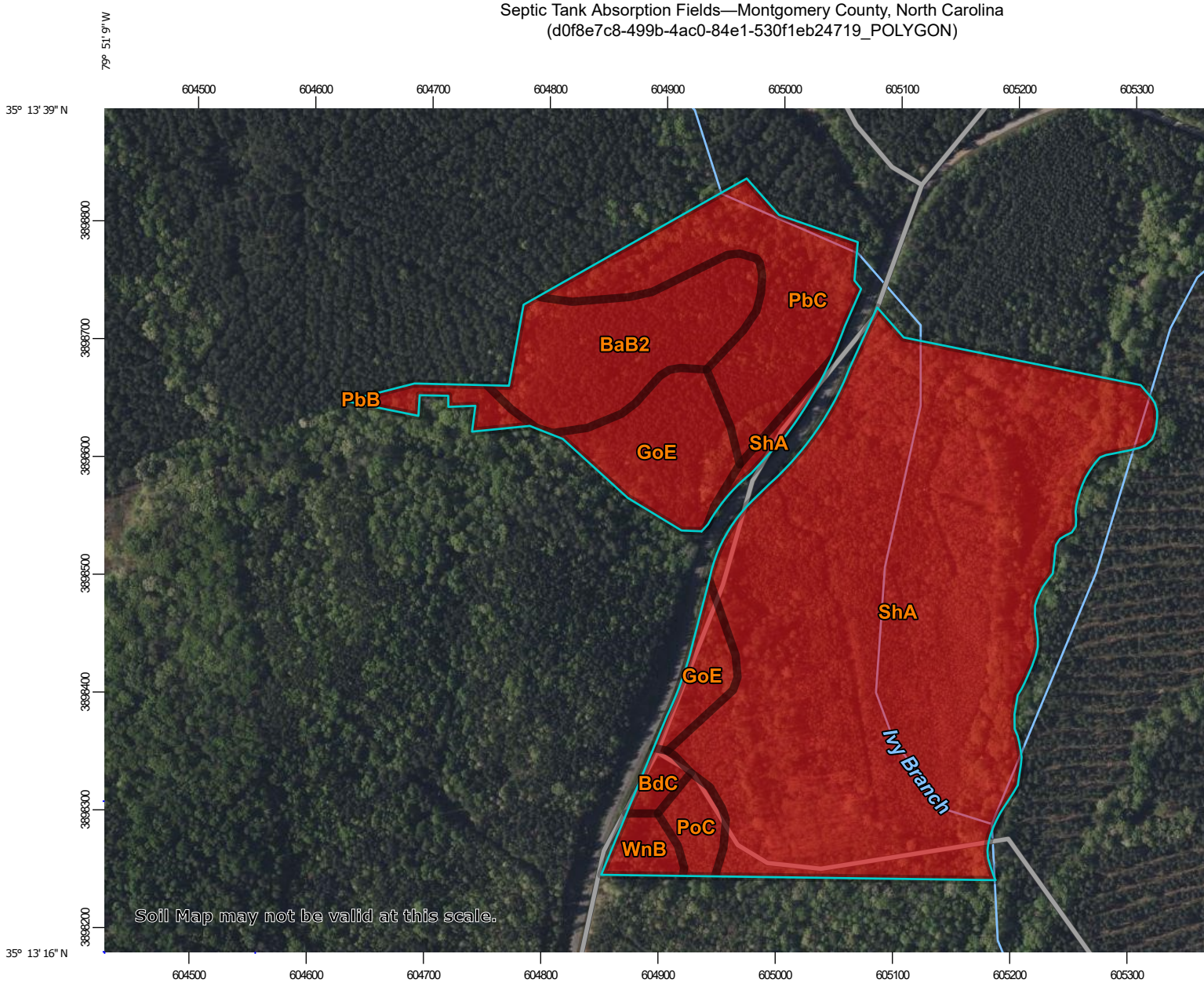
COUNTY TAX PARCEL IDS

7543 00 77 3489

INTERACTIVE MAP

https://id.land/ranching/maps/4c23f249abd188683ca6555192d112ec/share

Septic Tank Absorption Fields—Montgomery County, North Carolina
(d0f8e7c8-499b-4ac0-84e1-530f1eb24719_POLYGON)



Map Scale: 1:5,050 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

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

USDA **Natural Resources Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

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

Background

Aerial Photography

MAP INFORM

The soil surveys that comprise your AO
1:24,000.

Warning: Soil Map may not be valid at t

Enlargement of maps beyond the scale
misunderstanding of the detail of mappi
line placement. The maps do not show
contrasting soils that could have been s
scale.

Please rely on the bar scale on each ma
measurements.

Source of Map: Natural Resources Co
Web Soil Survey URL:
Coordinate System: Web Mercator (E

Maps from the Web Soil Survey are bas
projection, which preserves direction an
distance and area. A projection that pre
Albers equal-area conic projection, shou
accurate calculations of distance or area

This product is generated from the USD
of the version date(s) listed below.

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

Soil map units are labeled (as space all
1:50,000 or larger.

Date(s) aerial images were photographe
27, 2022

The orthophoto or other base map on w
compiled and digitized probably differs f
imagery displayed on these maps. As a
shifting of map unit boundaries may be

Septic Tank Absorption Fields

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
BaB2	Badin-Goldston complex, 2 to 8 percent slopes, moderately eroded	Very limited	Badin, moderately eroded (45%)	Depth to bedrock (1.00)	4.7	10.2%
				Slow water movement (0.50)		
			Goldston, moderately eroded (20%)	Depth to bedrock (1.00)		
				Seepage, bottom layer (1.00)		
BdC	Badin-Tarrus complex, 8 to 15 percent slopes	Very limited	Badin (46%)	Depth to bedrock (1.00)	0.4	0.9%
				Slope (0.63)		
				Slow water movement (0.50)		
GoE	Goldston-Badin complex, 15 to 45 percent slopes	Very limited	Goldston (55%)	Depth to bedrock (1.00)	4.7	10.1%
				Slope (1.00)		
				Seepage, bottom layer (1.00)		
				Large stones (0.54)		
			Badin (30%)	Slope (1.00)		
				Depth to bedrock (1.00)		
				Slow water movement (0.50)		
PbB	Peakin-Brickhaven complex, 2 to 8 percent slopes	Very limited	Peakin (40%)	Slow water movement (1.00)	0.0	0.0%
				Depth to saturated zone (1.00)		
			Brickhaven (35%)	Depth to saturated zone (1.00)		
				Slow water movement (1.00)		
				Depth to bedrock (0.99)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
PbC	Peakin-Brickhaven complex, 8 to 15 percent slopes	Very limited	Peakin (70%)	Slow water movement (1.00)	5.5	11.9%
				Depth to saturated zone (1.00)		
				Slope (0.63)		
			Brickhaven (20%)	Depth to saturated zone (1.00)		
				Slow water movement (1.00)		
				Depth to bedrock (0.99)		
				Slope (0.63)		
PoC	Pinoka-Brickhaven complex, 4 to 15 percent slopes, very stony	Very limited	Pinoka, very stony (45%)	Depth to bedrock (1.00)	0.8	1.7%
				Seepage, bottom layer (1.00)		
				Slope (0.16)		
			Brickhaven, very stony (35%)	Depth to saturated zone (1.00)		
				Slow water movement (1.00)		
				Depth to bedrock (0.72)		
				Slope (0.16)		
ShA	Shellbluff silt loam, 0 to 2 percent slopes, occasionally flooded	Very limited	Shellbluff (85%)	Flooding (1.00)	29.6	63.8%
				Depth to saturated zone (1.00)		
				Slow water movement (0.50)		
WnB	Wynott-Enon complex, 2 to 8 percent slopes, very stony	Very limited	Wynott, very stony (50%)	Slow water movement (1.00)	0.7	1.5%
				Depth to bedrock (1.00)		
			Enon, very stony (40%)	Slow water movement (1.00)		
Totals for Area of Interest					**46.5**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Very limited	46.5	100.0%
Totals for Area of Interest	**46.5**	**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.

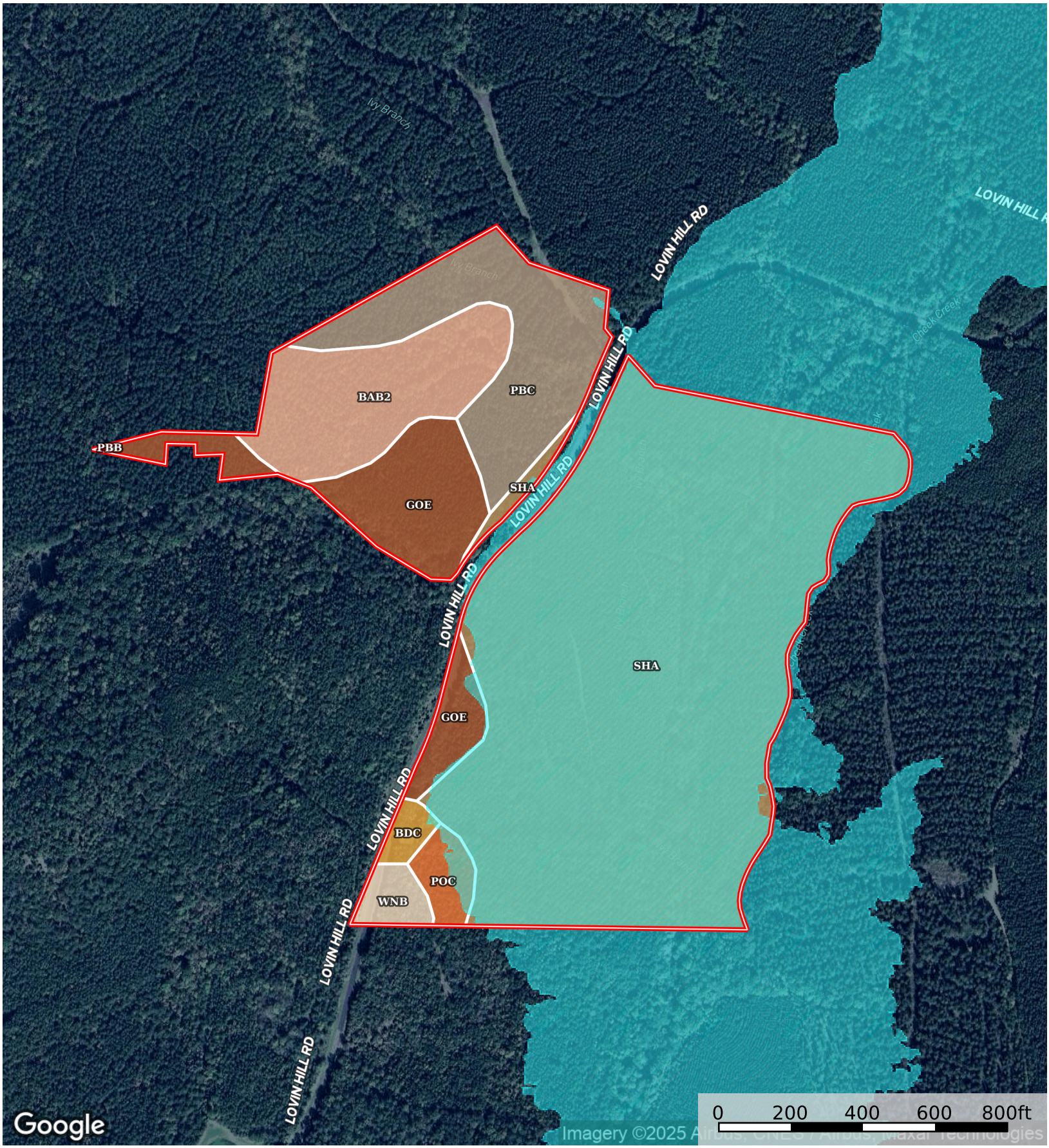
Tie-break Rule: Higher

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.

Lovin Hill Tract B

Montgomery County, North Carolina, 46.13 AC +/-

AFM REAL ESTATE



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

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.

| All Polygons 46.48 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
ShA	Shellbluff silt loam, 0 to 2 percent slopes, occasionally flooded	29.59	63.63	0	82	2w
PbC	Peakin-Brickhaven complex, 8 to 15 percent slopes	5.58	12	0	75	3e
BaB2	Badin-Goldston complex, 2 to 8 percent slopes, moderately eroded	4.74	10.19	0	23	2e
GoE	Goldston-Badin complex, 15 to 45 percent slopes	4.66	10.02	0	7	7s
PoC	Pinoka-Brickhaven complex, 4 to 15 percent slopes, very stony	0.8	1.72	0	49	6s
WnB	Wynott-Enon complex, 2 to 8 percent slopes, very stony	0.67	1.44	0	57	6s
BdC	Badin-Tarrus complex, 8 to 15 percent slopes	0.43	0.92	0	58	3e
PbB	Peakin-Brickhaven complex, 2 to 8 percent slopes	0.01	0.02	0	75	2e
TOTALS		46.48(*)	100%	-	66.44	2.76

(*) 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.

| Boundary 32.18 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
ShA	Shellbluff silt loam, 0 to 2 percent slopes, occasionally flooded	29.25	90.87	0	82	2w
GoE	Goldston-Badin complex, 15 to 45 percent slopes	1.03	3.2	0	7	7s
PoC	Pinoka-Brickhaven complex, 4 to 15 percent slopes, very stony	0.8	2.49	0	49	6s
WnB	Wynott-Enon complex, 2 to 8 percent slopes, very stony	0.67	2.08	0	57	6s
BdC	Badin-Tarrus complex, 8 to 15 percent slopes	0.43	1.34	0	58	3e
TOTALS		32.18(*)	100%	-	77.91	2.36

(*) 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.

| Boundary 14.3 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PbC	Peakin-Brickhaven complex, 8 to 15 percent slopes	5.58	38.99	0	75	3e
BaB2	Badin-Goldston complex, 2 to 8 percent slopes, moderately eroded	4.74	33.12	0	23	2e
GoE	Goldston-Badin complex, 15 to 45 percent slopes	3.63	25.37	0	7	7s
ShA	Shellbluff silt loam, 0 to 2 percent slopes, occasionally flooded	0.34	2.38	0	82	2w
PbB	Peakin-Brickhaven complex, 2 to 8 percent slopes	0.01	0.07	0	75	2e
TOTALS		14.3(*)	100%	-	40.64	3.66

(*) 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	•							

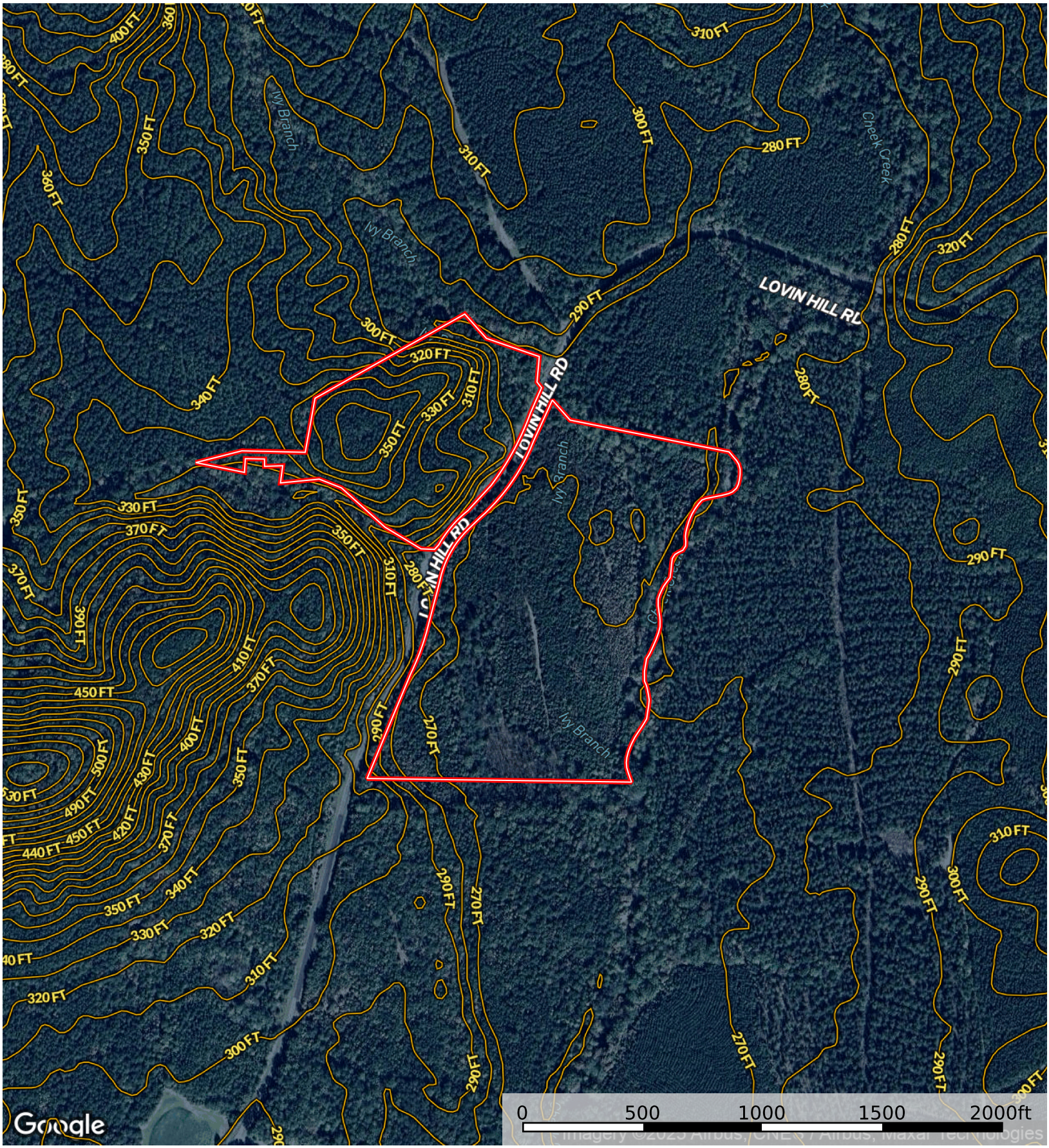
Grazing **Cultivation**

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water

Lovin Hill Tract B

Montgomery County, North Carolina, 46.13 AC +/-

AFM REAL ESTATE



Boundary

Jamie Lytton

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

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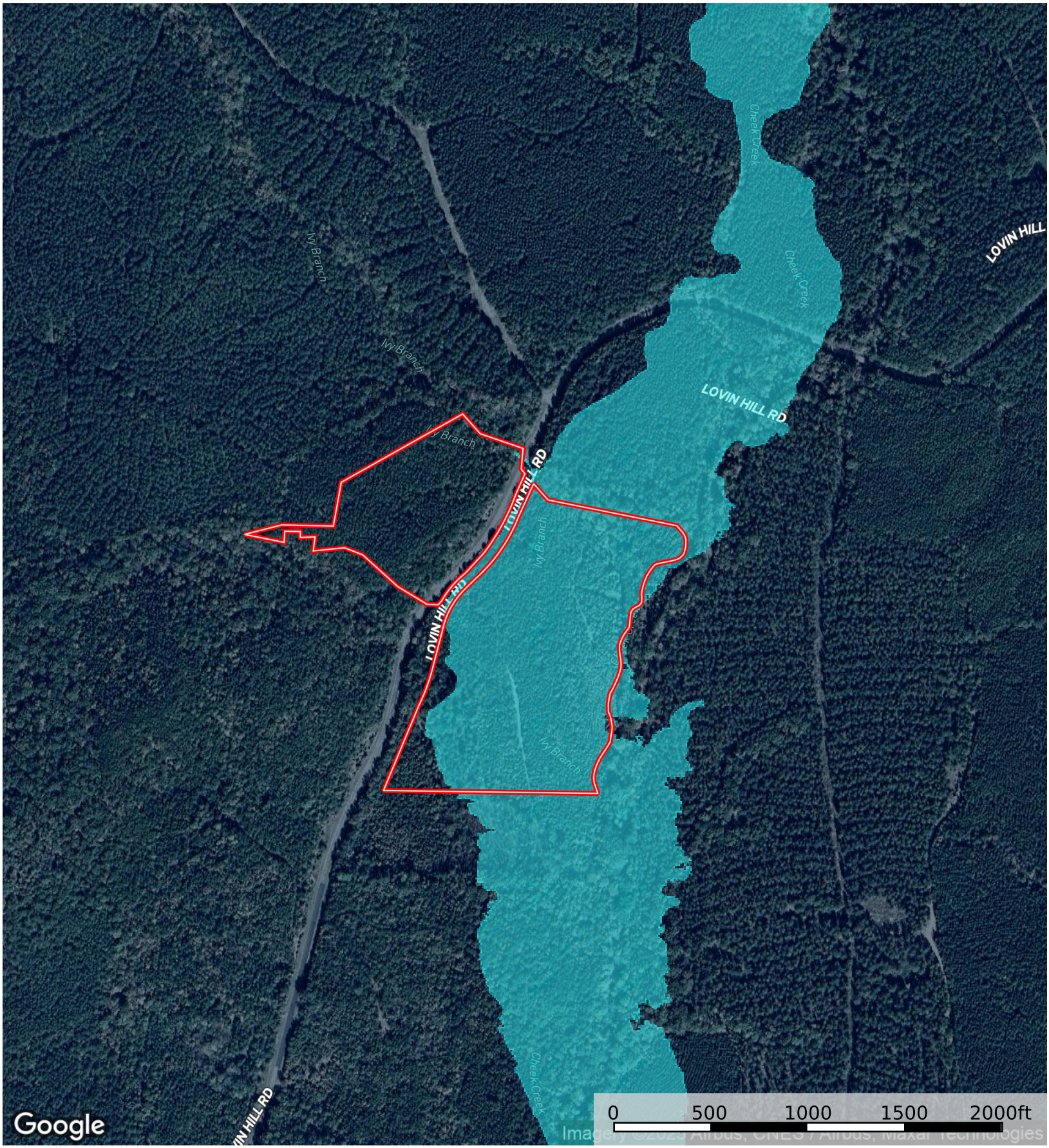
Lovin Hill Tract B

Montgomery County, North Carolina, 46.13 AC +/-

AFM REAL ESTATE



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

Jamie Lytton

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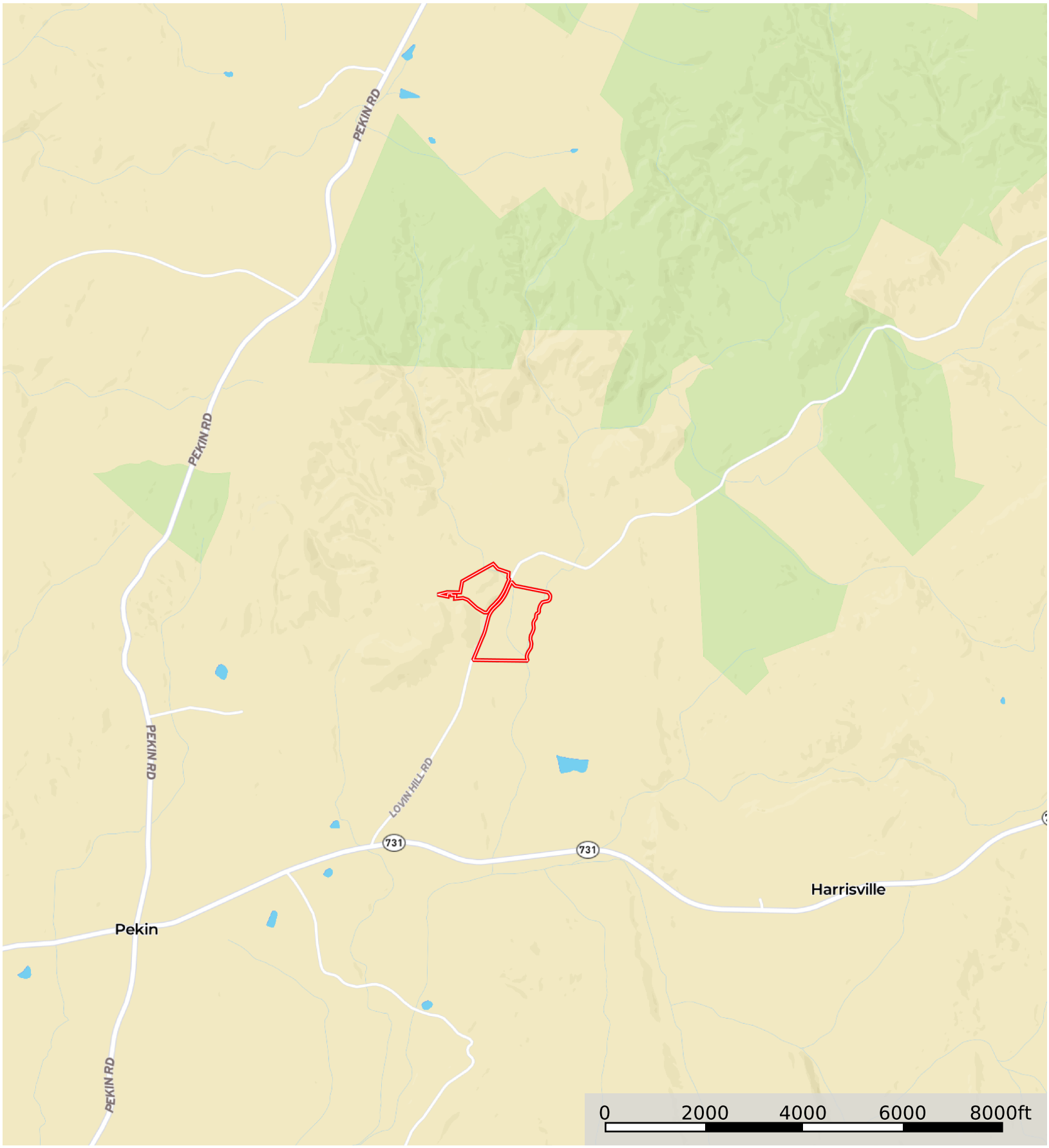
Lovin Hill Tract B

Montgomery County, North Carolina, 46.13 AC +/-



Boundary

Jamie Lytton

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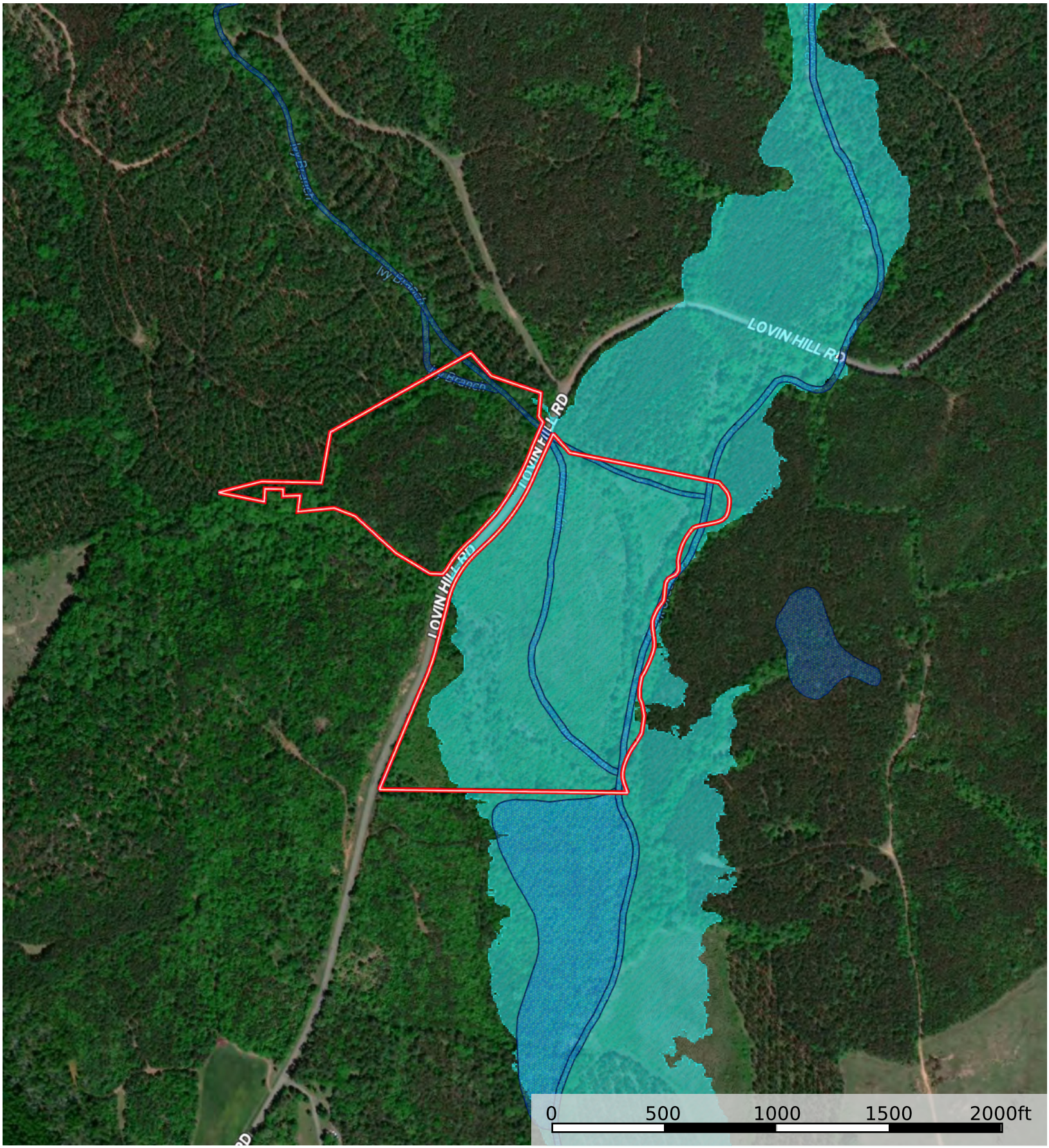
Lueptow Lovin Hill Tract B

Montgomery County, North Carolina, 46.13 AC +/-

AFM REAL ESTATE



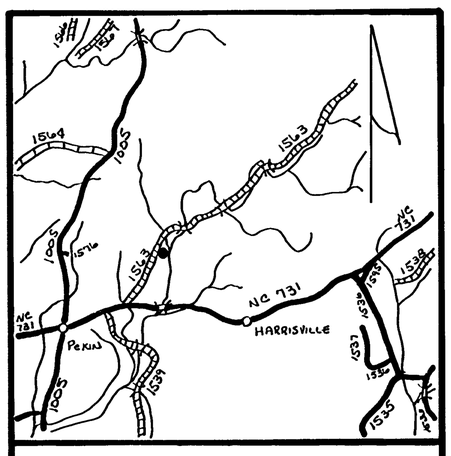
Boundary | 100 Year Floodplain | 500 Year Floodplain | Floodway | Special | Unmapped/ Not Included | Wetlands | Riparian

Jamie Lytton

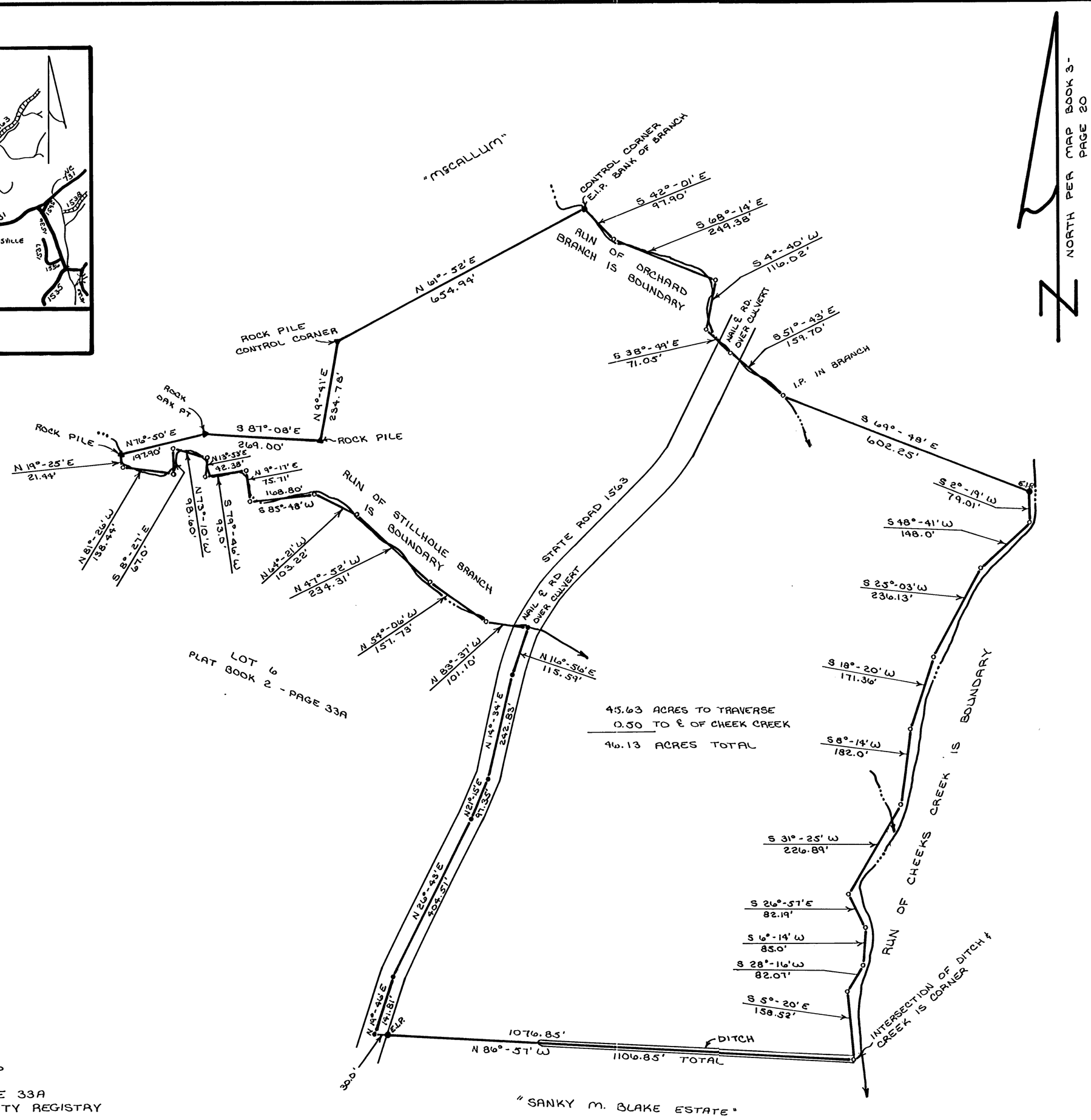
P: 9109750262 AfmRealEstate.com 111East Main Street Troy, NC 27371

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.

3/24/88 11:45 AM $20.00 pd



LOCATION MAP
NO SCALE



45.63 ACRES TO TRAVERSE
0.50 TO ℄ OF CHEEK CREEK
46.13 ACRES TOTAL

DEED REFERENCE:
BOOK 104 - PAGE 286
BOOK 112 - PAGE 13
PLAT BOOK 2 - PAGE 33A
MONTGOMERY COUNTY REGISTRY

ERROR OF PRECISION EXPRESSED AS
A RATIO OF PRECISION = 1/7,500.

AREA BY COORDINATE METHOD.

STATE OF NORTH CAROLINA
MONTGOMERY COUNTY

The foregoing certificate(s) of Jean W Lee 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 342. This the 24th day of March, 1988 at 11:45 o'clock, A.M.

Sally M. Morris by Mary Lou Deputy
Register of Deeds

SURVEY FO
JESSIE
CHEEKS CRE
MONTGOME
MARCH 16

CARL L. L
ROCKINGHA

0 20

12-5-88 BOOK 234 PAGE 697

8:05 AM

$ 8.00 pd.

Excise Tax | Recording Time, Book and Page

Tax Lot No. ..... Parcel Identifier No. .....

Verified by ..... County on the ..... day of ....., 19.....

by .....

✓ Mail after recording to Margaret Rin Creegan, 5527 Hidden Harbor Road, Gainesville, Georgia 30501

This instrument was prepared by Charles B. Deane, Jr., Attorney

Brief description for the Index DEED OF GIFT

46.13 Acres - Poole Lands

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 23rd day of November, 19 88, by and between

GRANTOR	GRANTEE
Jessie A. Poole	Margaret Rin Creegan

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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:

Bounded on the North by the McCallum lands, on the East by Cheeks Creek, on the South by the Sankym Lake Estate land, and on the West by State Road 1563, and stillhoue branch, and more particularly described as follows:

BEING that certain 46.13 acres, more or less, as per survey made on March 16, 1988 by Carl L. Lee, RLS, L-2779 as recorded in Cabinet B, Slide 342, on March 24, 1988 of the Montgomery County Registry.

N.C. Bar Assoc. Form No. 3 © 1976, Revised 1977.
Printed by Agreement with the N.C. Bar Assoc.-1981.