



SOLD · SET PRICE

Maple Leaf Lane Tract

± 24 Acres | Montgomery County | North Carolina | Near Troy

±24 Acres with Development Potential & Timber Value – Capelsie Road, Montgomery County, NC

PRICE	PRICE / ACRE	ACREAGE
\$213,600	\$8,900	± 24

PROPERTY OVERVIEW

Located just outside of the Capelsie community in the heart of Montgomery County, NC, this 24-acre property presents a unique opportunity for buyers seeking land with development potential, timber value, and rural privacy. With approximately 1,100 feet of frontage along Capelsie Road and an additional 840 feet of frontage on Maple Leaf Lane—a shared gravel driveway where the centerline serves as the property line—access to the tract is both convenient and versatile. The majority of the property is planted in loblolly pines estimated to be around 15 years of age. These pines have been growing well and represent a solid future timber asset for those interested in forestry investment or simply maintaining a wooded homesite. The tract is currently enrolled in the Present Use Value (PUV) progra...

PROPERTY DETAILS

TYPE
Development (Residential)

ACCESS
Gravel Road · Paved Road

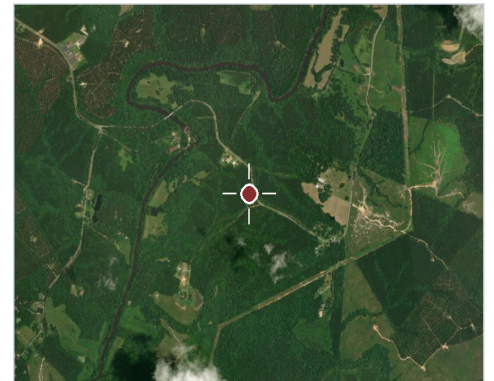
UTILITIES
Electric · Telephone

VIEWS
Timber

COUNTY TAX PARCEL IDS
7547 00 21 3211

DOCUMENTS INCLUDED
Tract Map · Soil Map · Locator Map · Deed · Deed · Tax Card

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



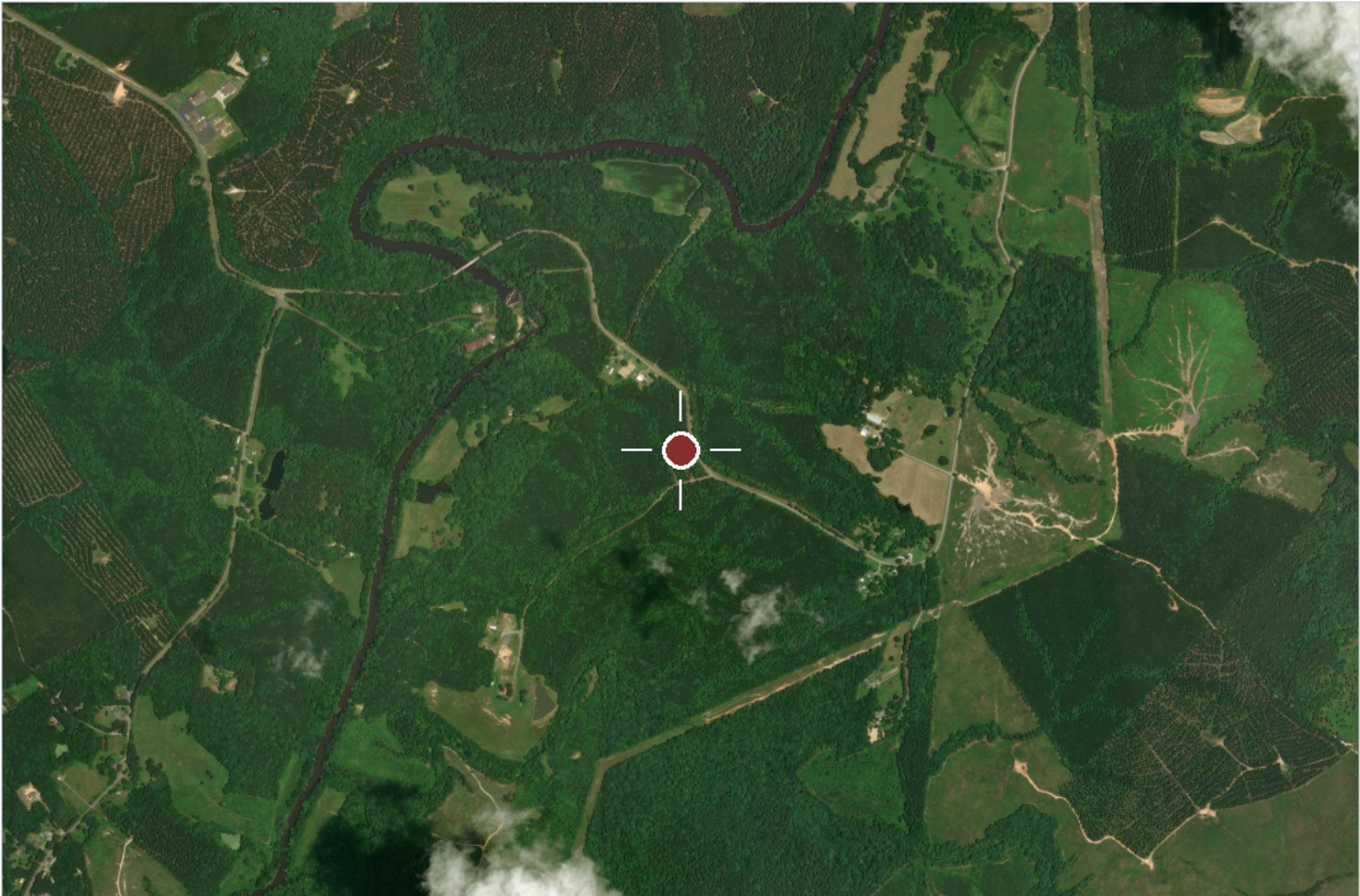
Property Photos

Maple Leaf Lane Tract · Montgomery County · North Carolina · Near Troy



Location & Access

Maple Leaf Lane 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
35.31622, -79.8624

COUNTY TAX PARCEL IDS
7547 00 21 3211

INTERACTIVE MAP



<https://id.land/maps/f3c9ddef57da47f22fcc2aa13a5de171/share>

North Carolina, AC +/-



Jamie Lytton

P: 9109750262

AfmRealEstate.com

111East Main Street Troy, NC 27371

Maple Leaf Lane Tract
North Carolina, AC +/-



 Boundary

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

| Boundary 23.81 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HaB	Herndon silt loam, 2 to 8 percent slopes	14.01	58.87	0	76	2e
HaC	Herndon silt loam, 8 to 15 percent slopes	9.8	41.18	0	72	4e
TOTALS		23.81(*)	100%	-	74.38	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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

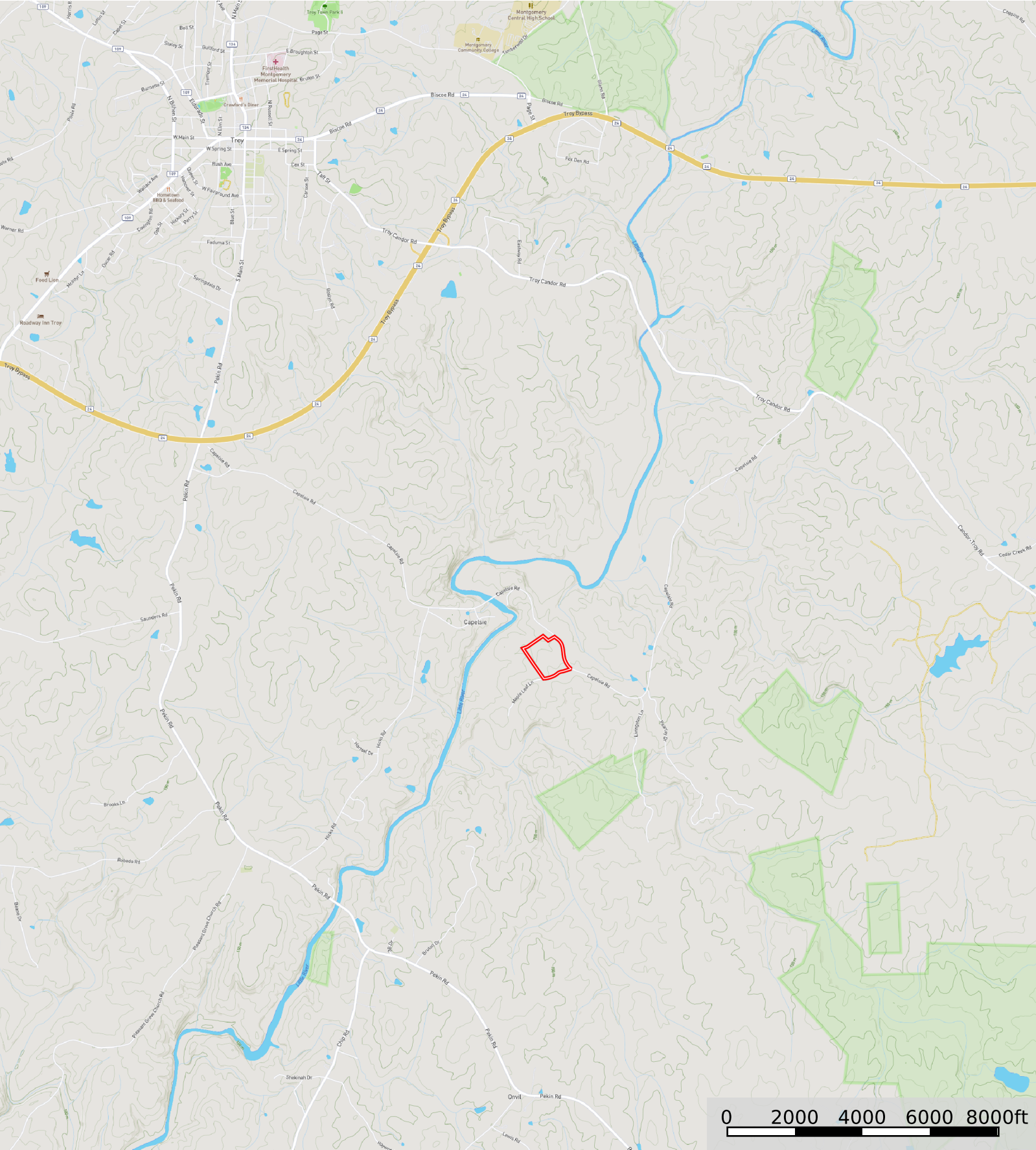
								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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

Maple Leaf Lane Tract
North Carolina, AC +/-



Boundary

BK 880 PG 171 - 174 (4) DOC# 369599
This Document eRecorded: 08/09/2021 10:07:23 AM
Fee: \$26.00 DocType: QCD Tax: \$0.00
Montgomery County, North Carolina
Melissa F. Pipkin, Register of Deeds

QUITCLAIM DEED

Excise Tax: \$0.00

Mail To: Elder Care Law Firm, PLLC, C/O Jason Sutton, 110 Turnberry Way, Pinehurst, NC 28374

This instrument was prepared by: Jason Sutton, Attorney

STATE OF NORTH CAROLINA, Montgomery County.

THIS DEED, Made and entered into this 2nd day of August, 20 21, by and between Samuel Horace McCall, III (aka Samuel H. McCall) and wife, Lynn Cordes McCall (aka Lynn C. McCall)
of New Hanover County and State of North Carolina, hereinafter called Grantor, and The McCall Living Trust Agreement, dated July 28, 2021, Samuel Horace McCall, III and Lynn Cordes McCall, Trustors and/or Trustees
of New Hanover County and State of North Carolina, hereinafter called Grantee, whose permanent mailing address is 218 Madeline Drive, Wilmington, NC 28405;

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) to him in hand paid, the receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release, convey, and forever quitclaim unto the Grantee, his heirs and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot or parcel of land lying and being in _____ Township, Montgomery County, North Carolina, and more particularly described as follows:

SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED HEREIN FOR A MORE PARTICULAR DESCRIPTION.

This instrument prepared by: Jason Sutton, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

The Elder Care Law Firm, PLLC neither examined nor certifies to the title of the above described property and no real estate closing was conducted.

To have and to hold the aforesaid lot or parcel of land and all privileges thereunto belonging to him, the Grantee, his heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under him.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

By: _____ (Corporate Name) _____ Samuel Horace McCall, III (SEAL)

President _____ Samuel Horace McCall, III (SEAL)

ATTEST: _____ Secretary _____ (SEAL)

(Corporate Seal) _____ Lynn Cordes McCall (SEAL)

SEAL - STAMP
PAMELA L. HAVEN
NOTARY
PUBLIC
NEW HANOVER COUNTY, NC

NORTH CAROLINA, New Hanover COUNTY.
I, a Notary Public of the County and State aforesaid, certify that Samuel Horace McCall, III and Lynn Cordes McCall
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 2 day of August, 20 21
My Commission expires: 09/10/2024 Pamela L. Haven Notary Public

SEAL - STAMP
NORTH CAROLINA, _____ COUNTY.
I, a Notary Public of the County and State aforesaid, certify that _____
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this _____ day of _____, 20 _____
My Commission expires: _____ Notary Public

SEAL - STAMP
NORTH CAROLINA, _____ COUNTY.
I, a Notary Public of the County and State aforesaid, certify that _____
personally came before me this day and acknowledged that _____ he is _____ Secretary of _____
a North Carolina corporation, and that by authority
duly given and as the act of the corporation, the foregoing instrument was signed in its name by _____
President, sealed with its corporate seal and attested by _____ as its _____ Secretary.
Witness my hand and official stamp or seal, this _____ day of _____, 20 _____
My Commission expires: _____ Notary Public

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered this _____ day of _____, 20 _____

at _____ A.M., Book _____, Page _____

Register of Deeds for _____ County, North Carolina.

By _____ Deputy/Assistant – Register of Deeds.

Exhibit A**Tract One:**

BEING all of the real property more particularly described in Deed Book 218 Page 859 of the Montgomery County Registry incorporated herein as if fully described hereon.

PIN: 753810368381

Tract Two:

BEING all of the real property more particularly described in Deed Book 180, Page 915 of the Montgomery County Registry incorporated herein as if fully described hereon.

PIN: 754700213211

Tract Three:

BEING all of the real property more particularly described in Deed Book 257, Page 569 of the Montgomery County Registry incorporated herein as if fully described hereon.

PIN: 658600396762

Tract Four:

BEING all of the real property more particularly described in Deed Book 212, Page 786 of the Montgomery County Registry incorporated herein as if fully described hereon.

PIN: 753810461310

Tract Five:

BEING all of the real property more particularly described in Deed Book 210, Page 499 of the Montgomery County Registry incorporated herein as if fully described hereon.

PIN: 753810461361

Tract Six:

BEING all of the real property more particularly described as "Parcel One" in Deed Book 301, Page 2 of the Montgomery County Registry incorporated herein as if fully described hereon.

PIN: 754600695326

Tract Seven:

BEING all of the real property more particularly described as "Parcel Two" in Deed Book 301, Page 2 of the Montgomery County Registry incorporated herein as if fully described hereon.

PIN: 754700700469

Tract Eight:

BEING all of the real property more particularly described in Deed Book 289, Page 871 of the Montgomery County Registry incorporated herein as if fully described hereon.

PIN: 754700220530

Tract Nine:

BEING all of the real property more particularly described in Deed Book 253, Page 241 of the Montgomery County Registry incorporated herein as if fully described hereon.

PIN: 754700711899

Exhibit A, cont.**Tract Ten:**

BEING all of the real property more particularly described in Deed Book 289, Page 867 of the Montgomery County Registry incorporated herein as if fully described hereon.

PIN: 754700303855

Tract Eleven:

BEING all of the real property more particularly described in Deed Book 330, Page 25 of the Montgomery County Registry incorporated herein as if fully described hereon.

PIN: 753810368197

2.50

No Stamp

2:40

12-30-75

BOOK 180 PAGE 915

STATE OF NORTH CAROLINA
COUNTY OF MONTGOMERY

Prepared by S. H. McCall, Jr. Troy, N. C.

THIS DEED made this the 29 day of December, 19 75, by S. H. McCall, Jr. and wife, Joyce H. McCall of Montgomery County, State of North Carolina, parties of the first part, to Samuel Horace McCall, III, P. O. Box 666, Troy, N. C. 27371 of Montgomery County, State of North Carolina, part y of the second part

WITNESSETH:

That the said parties of the first part in consideration of (\$10.00) Ten and 00/100 Dollars and other good and valuable considerations them paid by the said part y of the second part, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell and convey unto the said part y of the second part and his heirs and assigns the following tract or parcel of land in the County of Montgomery and State of North Carolina, in Biscoe Township, adjoining the lands of and others, and bounded as follows:

BEGINNING at a point in the center of State Road 1519 (Capelsie to Candor Road) at a point in said centerline in elongation of the center of a dirt road leading to the Batten place and running thence with the centerline of said dirt road S. 54-39 W. 394.54 feet, S. 34-49 W. 161.6 feet, S. 48-44 W. 189.37 feet to a point in the centerline of said Batten house road; thence a new line N. 29-01 W. 1114.95 feet to a stake on the South bank of a dirt road in a line with McCaskill of the tract of which this is a part, said stake being located N. 69-10 E. 79.50 feet from a maple with old chops, a corner with McCaskill of the tract of which this is a part; thence with the McCaskill line to and along his pasture fence 770 feet more or less to a point in the centerline of said State Road 1519; thence with the centerline of said State Road 1519 1330 feet more or less to the BEGINNING.

The foregoing described tract being a portion of a 195 acre tract as described in a deed recorded in Book 131, Page 275 and Book 250, Page 62, Montgomery County Registry.

There is also conveyed hereby the right to use the water from a well located on the property of the Grantor East of the Batten road for so long as the property herein conveyed is owned by the Grantee and also the right to maintain the pump for said well, power facilities to the same and waterline from the same to the property herein conveyed.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging unto him the said part y of the second part and his heirs and assigns in fee simple absolute forever.

And the said parties of the first part do covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from incumbrances; and, that they will forever warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hand S and seal S this the day and year first above written.

(SEAL)

S. H. McCall, Jr. (SEAL)

(SEAL)

Joyce H. McCall (SEAL)

STATE OF NORTH CAROLINA, Montgomery County,

I, Judy Kennedy, a Notary Public of said County, do hereby certify that personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance. Witness by hand and notarial seal this the 30 day of December, 19 75.

My commission expires: 9-23-76

STATE OF NORTH CAROLINA,

I,

County,

a Notary Public, of said County, do hereby certify that

personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance.

Witness by hand and notarial seal this the day of , 19

My commission expires:

N.P.

STATE OF NORTH CAROLINA

COUNTY OF Montgomery

The foregoing certificate of

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 Book 180 at Page 915

This the 30 day of Dec., 19 75, at 2:40 o'clock, P.M.

See Easement in Record Book 455 Page 83 11-6-02

REGISTER OF DEEDS

Bldg No.	Exempt Code						LAND VALUE	80,086
Imp Desc:							MISC VALUE	0
Grade :							BLDG VALUE	0
# of Units	Rms	EYB: DPA AYB: Bedrms	Finished Area: Bathrms	HBaths	TOTAL ASV:	7,215	TOTAL VALUE	80,086

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
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PROPERTY NOTES:				PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
LAND USE FOR 2000 2-7-00 JB							880	171	QC	8/09/2021	E		
2 MH ON PROPERTY (VAC) NO MH HOOK UP 03/20/19 SB				AMOUNT			180	915	UNK	1/01/1975	Z		
REF880/171 INC 11 PARCELS				AMOUNT									
VALUE CHANGE 4/20/12 RSM; VAL CHG 4/26/12 JB; NO CHANGE PER													

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	%	QGCD	VALUE	EXMPT
							.00						
							.00						
							.00						
							.00						

#	LNA	TYPE/CODE	LAND	QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1		AC 0477		24.050	3,700.00		.00	.00	100.00	90.00	.00	.00	90.00	80,086	
		LU 0400		24.050	300.00									7,215	
754700213211			CAPELSIE RD							REQUESTED BY MNTONYAE	RUN	3/31/25	TIME 12:03:31		

