



SOLD · SET PRICE

McCallister Road Tract

± 70 Acres | Scotland County | North Carolina | Near Laurinburg

Secluded ±70.09-Acre Timber & Recreational Tract Near Aberdeen and Laurinburg – Investment, Wildlife, and Homestead Potential!

PRICE	PRICE / ACRE	ACREAGE
\$247,799	\$3,535	± 70

PROPERTY OVERVIEW

****PRICE IMPROVEMENT**** ±70.09 Acres – McCallister Road Tract – Scotland County, NC Tucked away at the end of McCallister Road off of Palmer Road, this ±70.09-acre property offers an ideal opportunity for recreation, timber investment, or future homestead potential in Scotland County, North Carolina. Conveniently located just 18 miles south of Aberdeen and 11 miles north of Laurinburg, the tract is just a short drive to NC Highway 15-501, providing easy access to surrounding towns, amenities, and attractions. The property features a well-established loblolly pine plantation that was pre-commercially thinned with brush saws in the fall of 2018. These trees have shown strong growth response and are approaching readiness for a commercial thinning within the next 2 to 4 years, offering future income potential for timberland investors. The stand is uniform and accessible, making ongoing management efficient and straightforward. In addition to...

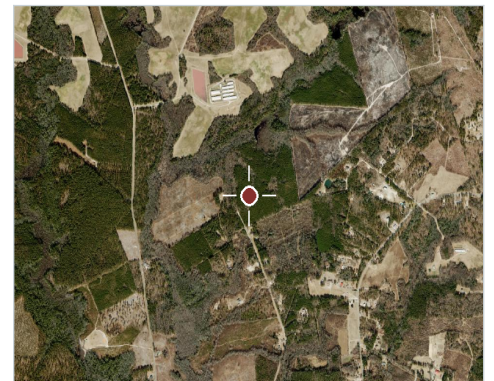
PROPERTY DETAILS

TYPE	ACCESS
Recreation (Hunting Plantations / Ranch)	Legal Access · Paved Road
UTILITIES	WATER FEATURES
Electric · Telephone	Creeks / Streams
VIEWS	COUNTY TAX PARCEL IDS
Timber	030425 01007

DOCUMENTS INCLUDED

Locator Map · Location Map 2 · Soil Map · Aerial Tract Map · Stand Map · Deed

LOCATION



Scotland 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

McCallister Road Tract · Scotland County · North Carolina · Near Laurinburg

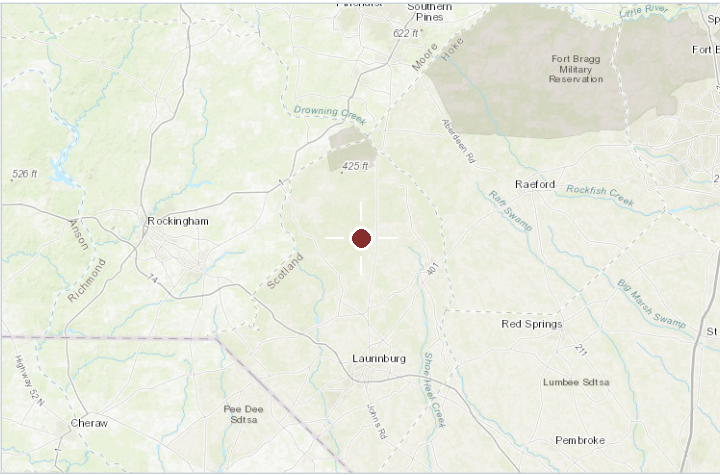


Location & Access

McCallister Road Tract · Scotland County · North Carolina · Near Laurinburg



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE
Scotland County, North Carolina

NEAREST CITY
Laurinburg

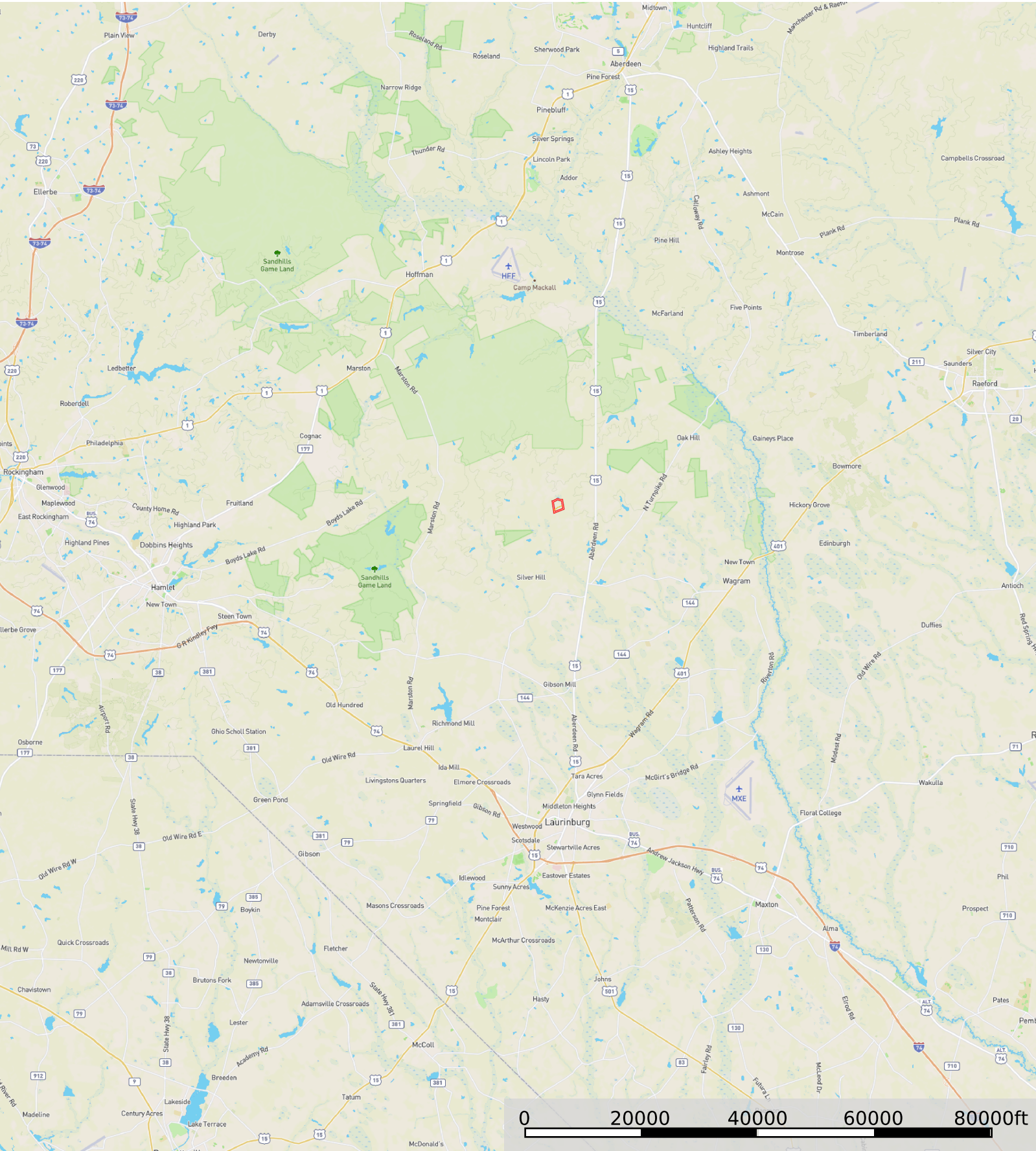
APPROXIMATE CENTRE
34.92244, -79.46958

COUNTY TAX PARCEL IDS
030425 01007

INTERACTIVE MAP



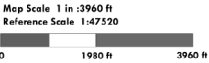
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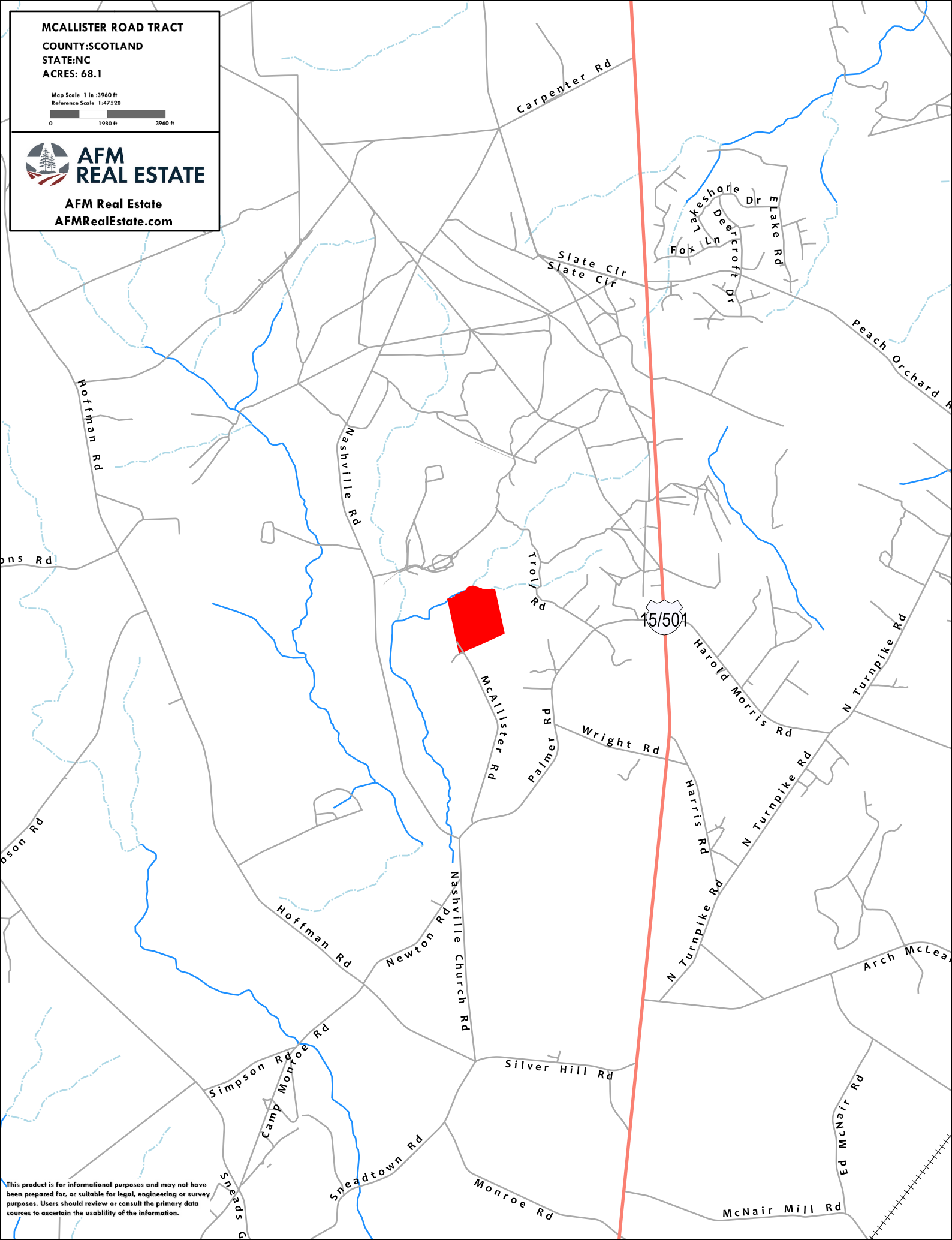
--- Road / Trail

□ Boundary

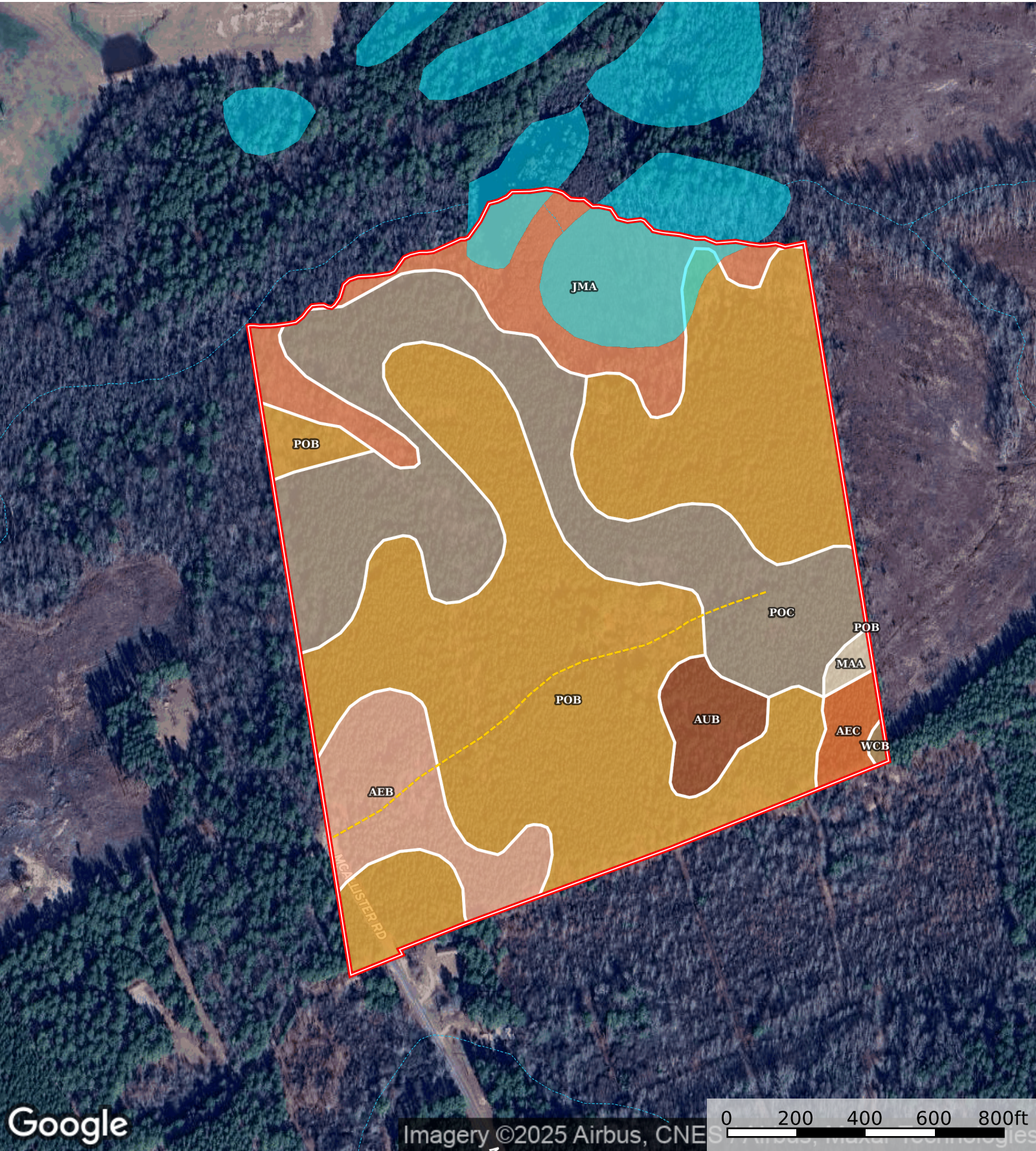
MCALLISTER ROAD TRACT
COUNTY:SCOTLAND
STATE:NC
ACRES: 68.1



AFM Real Estate
AFMRealEstate.com



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.



--- Road / Trail □ Boundary -.-.- Stream, Intermittent — River/Creek ■ Water Body

| Boundary 68.13 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PoB	Pelion loamy sand, 2 to 6 percent slopes	34.73	50.98	0	37	2e
PoC	Pelion loamy sand, 6 to 10 percent slopes	16.53	24.27	0	36	3e
JmA	Johnston soils, 0 to 2 percent slopes, frequently flooded	8.76	12.86	0	36	7w
AeB	Ailey loamy sand, 0 to 8 percent slopes	4.78	7.02	0	26	3s
AuB	Autryville sand, 0 to 6 percent slopes	1.88	2.76	0	49	2s
AeC	Ailey loamy sand, 8 to 15 percent slopes	0.99	1.45	0	25	4s
MaA	Mantachie soils, 0 to 2 percent slopes, rarely flooded	0.34	0.5	0	75	2w
WcB	Wakulla and Candor soils, 0 to 8 percent slopes	0.12	0.18	0	21	3s
TOTALS		68.13(*)	100%	-	36.18	2.99

(*) 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

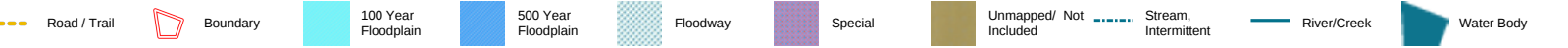
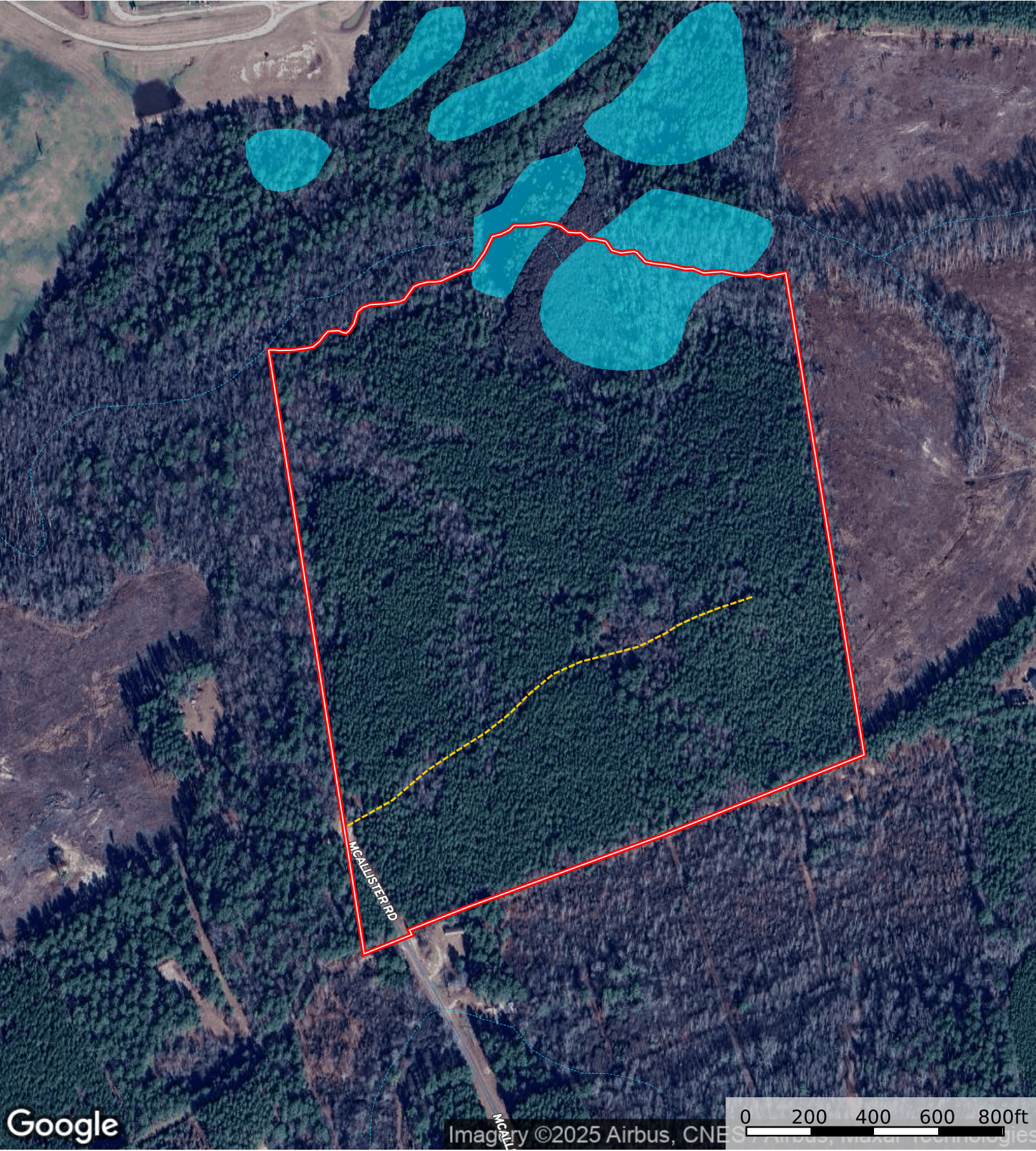
Land, Capability

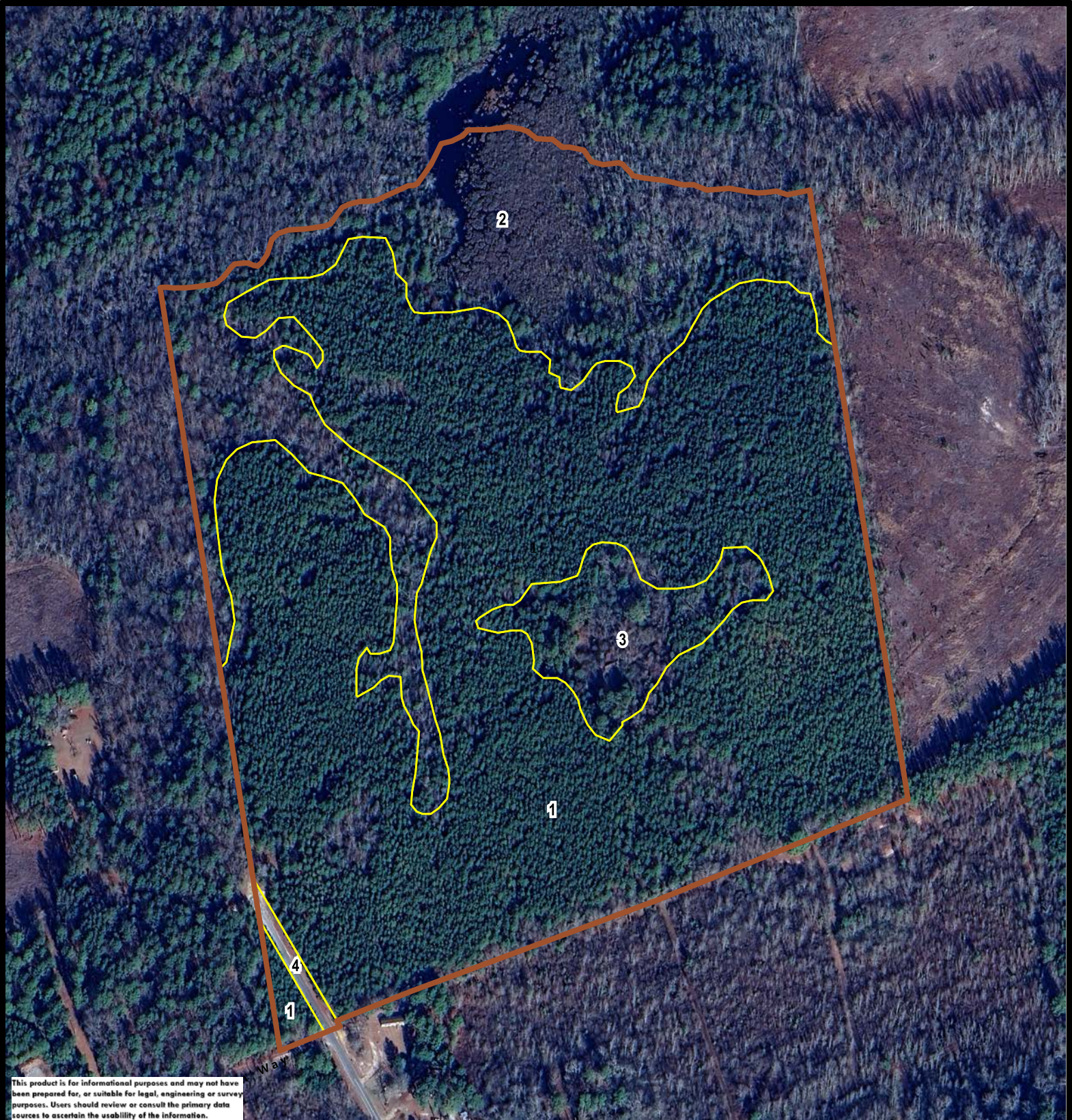
								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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





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AMERICAN FOREST
MANAGEMENT

STAND	DOM_S_NAME	YEAR_EST	ACRES
1	LOBLOLLY PINE	2007	48.1
2	SOFT HARDWOOD	0	16.0
3	PINE/HARDWOOD	0	3.6
4	NON-FOREST	0	0.3
TOTAL ACRES = 68			

MCALLISTER ROAD TRACT
COUNTY:SCOTLAND
STATE:NC
ACRES: 68

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



Doc ID: 002916540002 Type: CRP
Recorded: 02/02/2018 at 03:07:33 PM
Fee Amt: \$237.00 Page 1 of 2
Revenue Tax: \$211.00
Scotland County, NC
L Page Pratt III Register of Deeds
File# 2018-00000243

BK 1573 PG 281-282

Prepared by: WILLIAMSON, DEAN, WILLIAMSON & SOJKA, L.L.P.

Post Office Box 1627, Laurinburg, North Carolina 28353

The Preparer is informed that the property conveyed does not include the primary residence of the Grantor.

STATE OF NORTH CAROLINA

Tax ID #: 030425 01007

COUNTY OF SCOTLAND

Excise Tax: \$211.00

THIS DEED, made and entered into this the 2nd day of February, 2018, by and between **CHRISTOPHER D. SMITH**, unmarried, whose address is 375 Pine Vista Drive, Pinehurst, NC 28374, party of the first part; to **TIMBERLAND I, LLC**, whose address is 990 Avenue of the Americas, Apt. 24P, New York, NY 10018, party of the second part;

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration to him paid, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does bargain, sell, and convey unto the said party of the second part, its successors and assigns all those certain tracts or parcels of land lying and being in Spring Hill Township, Scotland County, North Carolina, and being more particularly described as follows:

Beginning at an iron stake which is designated as the control corner in the herein described survey, said iron stake also designating the southwest corner of that property belonging to Jordan Properties, LLC as shown in Deed Book 818, at Page 125 and continuing from said point of beginning South 70 degrees 50 minutes 06 seconds West 648.18 feet to a concrete monument; thence continuing South 70 degrees 17 minutes 33 seconds West 896.33 feet to an iron stake in the centerline of McAllister Road (SR 1330); thence South 70 degrees 17 minutes 33 seconds West 100.95 feet to a concrete monument; thence South 78 degrees 53 minutes 55 seconds West 65.03 feet to an iron stake; thence North 04 degrees 47 minutes 04 seconds West 1,921.05 feet to an iron stake; thence along the same course 46.63 feet to a point in the run of Horse Pen Branch for a total distance of 1,967.68 feet; thence in the run of Horse Pen Branch 59 degrees 48 minutes 45 seconds East 87.81 feet to a point in the run of Horse Pen Branch; thence in the run of Horse Pen Branch North 60 degrees 01 minutes 32 seconds East 320.43 feet to a point in the run of Horse Pen Branch; thence in the run of Horse Pen Branch North 81 degrees 26 minutes 57 seconds East 501.60 feet to a point in the run of Horse Pen Branch; thence in the run

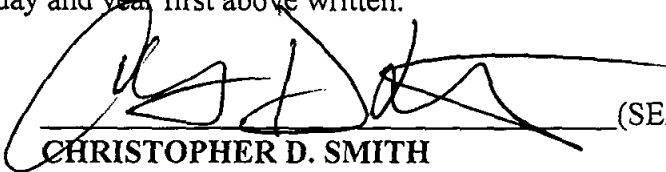
of Horse Pen Branch South 72 degrees 15 minutes 00 seconds East 313.34 feet to a point in the run of Horse Pen Branch; thence in the run of Horse Pen Branch South 47 degrees 40 minutes 51 seconds East 132.63 feet to an iron stake in the run of Horse Pen Branch; thence North 82 degrees 02 minutes 43 seconds 145.07 feet to a point in the run of Little Horse Pen Branch; thence along the run of Little Horse Pen Branch North 69 degrees 35 minutes 53 seconds East 120.98 feet to a point in the run of Little Horse Pen Branch North 85 degrees 04 minutes 51 seconds East 98.18 feet to a point in the run of Little Horse Pen Branch; thence South 06 degrees 30 minutes 00 seconds East 5.00 feet to an iron stake; thence South 06 degrees 30 minutes 00 seconds East 1,569.00 feet to an iron stake, the point and plat of BEGINNING and containing 70.090 acres, all according to a survey by J. F. Wampler Engineering, Inc., dated December 21, 2004, and entitled "Survey of the Todd A. McAllister Lands for Flora McAllister Morrison, et al, Springhill Township, Scotland County, North Carolina."

The above property herein described is that same property conveyed to Christopher D. Smith, by Ballard Land and Timber Company, LLC, by deed dated April 4, 2007, and recorded in Book 1114, at Page 100, Scotland County Registry.

TO HAVE AND TO HOLD the said lot or parcel of land and all privileges and appurtenances thereunto belonging to it, the said party of the second part and its successors and assigns in fee simple.

And the said party of the first part does covenant that he is seized of said premises in fee and has the right to convey the same in fee simple; that the same is free from encumbrances; and that he will warrant and defend the said title to the same against the claims of all persons whomsoever.

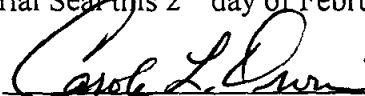
IN TESTIMONY WHEREOF, the said party of the first part has hereunto set his hand and seal all as of the day and year first above written.

 (SEAL)
CHRISTOPHER D. SMITH

STATE OF NORTH CAROLINA
COUNTY OF SCOTLAND

I, Carole L. Orvin, a Notary Public of the State and County aforesaid, do hereby certify that **Christopher D. Smith** personally appeared before me this day and acknowledged the due execution of the foregoing deed for all intents and purposes therein contained.

WITNESS my hand and Notarial Seal this 2nd day of February, 2018.


Notary Public

My Commission Expires: 5-29-2018

