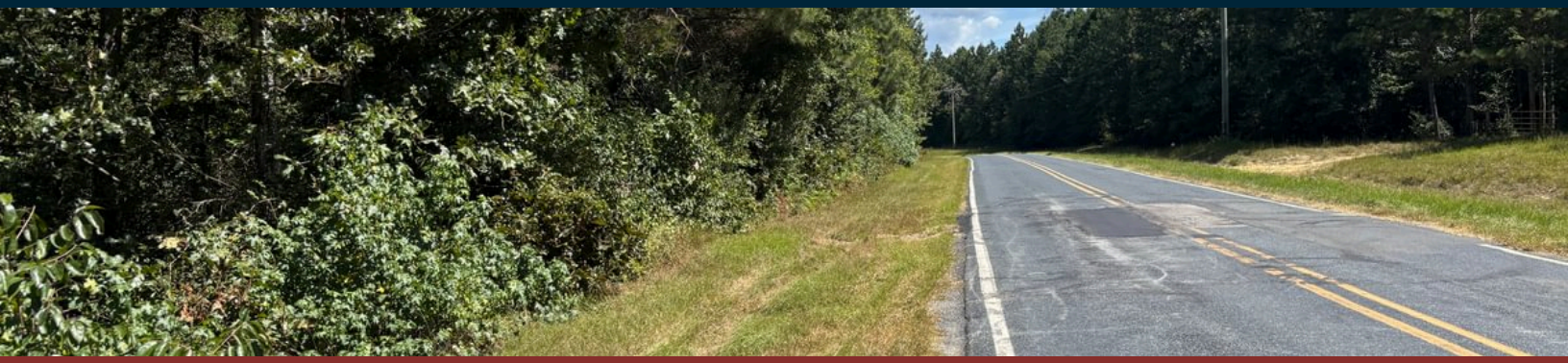


SOLD · SET PRICE

Mount Carmel 25 Tract

± 25 Acres | Montgomery County | North Carolina | Near Troy

Montgomery County 25 Acres – Pine Timber, Creek & Road Frontage

PRICE	PRICE / ACRE	ACREAGE
$212,500	$8,497	± 25

PROPERTY OVERVIEW

Discover this ±25-acre tract located on Mt. Carmel Church Road in Montgomery County, NC, offering a unique blend of investment potential and recreational opportunity. With over 2,000 feet of paved road frontage, the property provides excellent access and visibility. The tract is stocked with a well-established stand of loblolly pine approximately 18–20 years old, already thinned once, and growing into its next stage of timber production. A small creek meanders through the northwestern corner, adding diversity to the landscape and enhancing its appeal for wildlife habitat. White-tailed deer and wild turkey are abundant, making this a desirable recreational retreat for the sportsman. The gently rolling terrain also offers potential for a future homesite pending a satisfactory perc test by the buyer. This property is currently enrolled in Present Use Value for forestry, which keeps property taxes lower. Should the use change, any rollback...

LOCATION



Montgomery County, North Carolina

PROPERTY DETAILS

TYPE
Recreation (Large Game Hunting)

ACCESS
ATV · Legal Access · Paved Road

UTILITIES
Electric · Telephone · Public Water

WATER FEATURES
Creeks / Streams

VIEWS
Timber

COUNTY TAX PARCEL IDS
7508 00 73 3560

DOCUMENTS INCLUDED
Aerial Tract Map · Topo Map · Flood Map · Soil Map · Plat · Deed



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/25.01-acres-land-for-sale-in-montgomery-county-north-carolina/mount-carmel-25-tract

Property Photos

Mount Carmel 25 Tract · Montgomery County · North Carolina · Near Troy







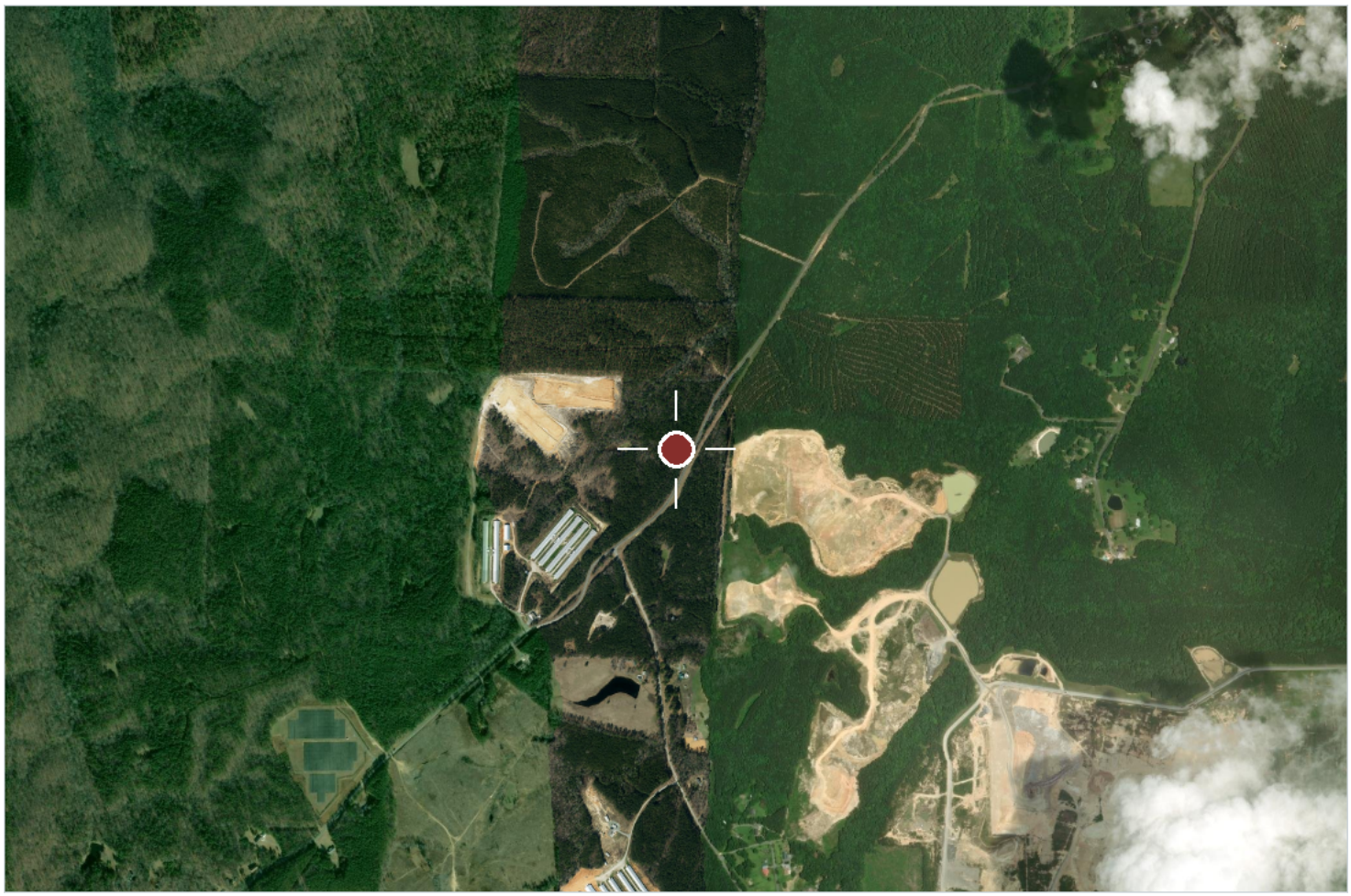




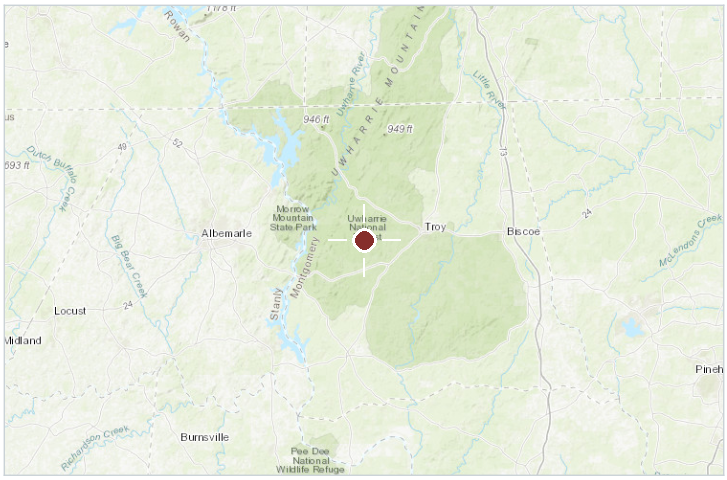


Location & Access

Mount Carmel 25 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

35.34897, -79.98079

COUNTY TAX PARCEL IDS

7508 00 73 3560

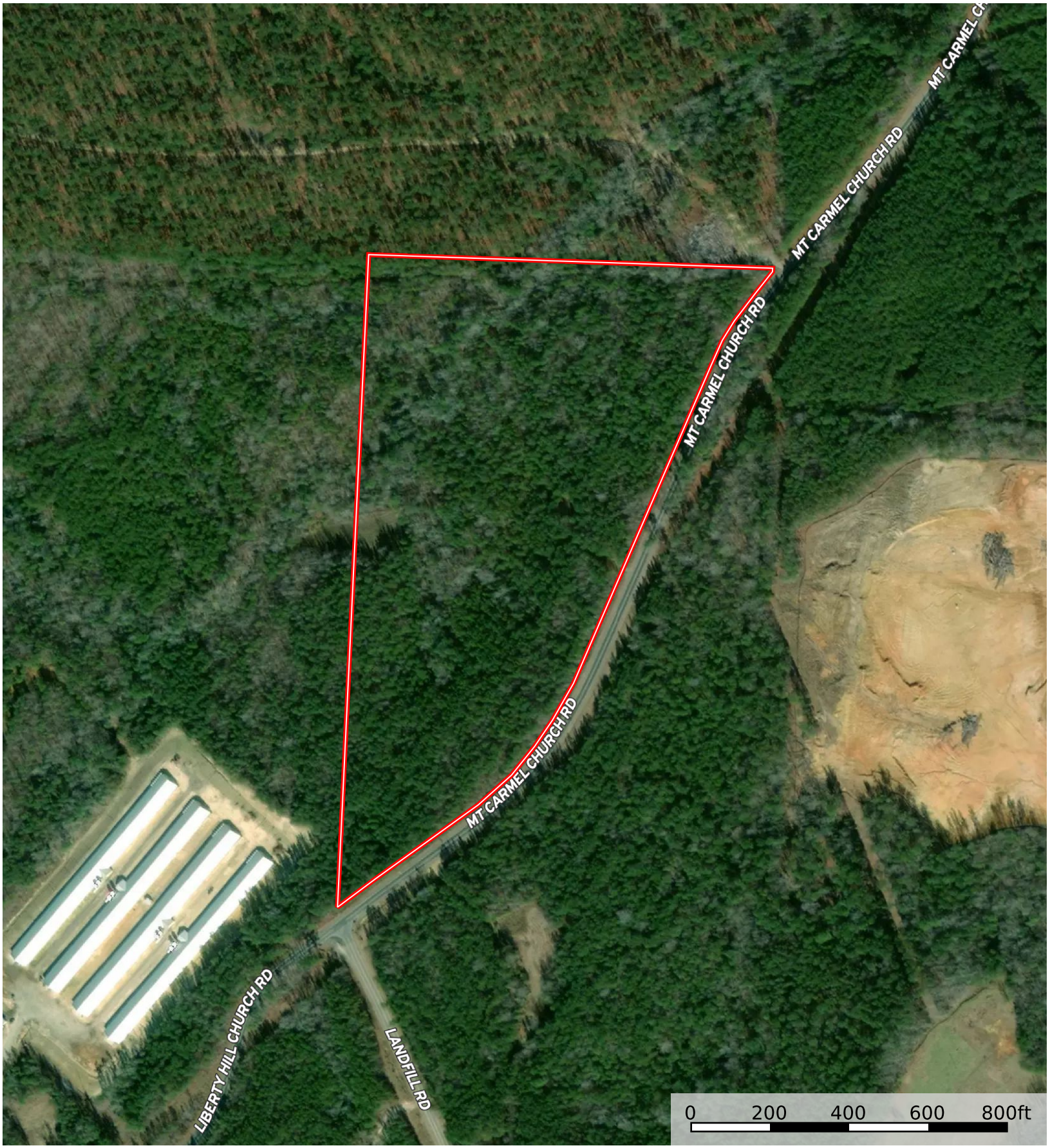
INTERACTIVE MAP

https://id.land/maps/adb583ec26c6d17f0263e80e776bc5bf/share

Mount Carmel 25 Tract

North Carolina, AC +/-

AFM REAL ESTATE



Boundary

Jamie Lytton

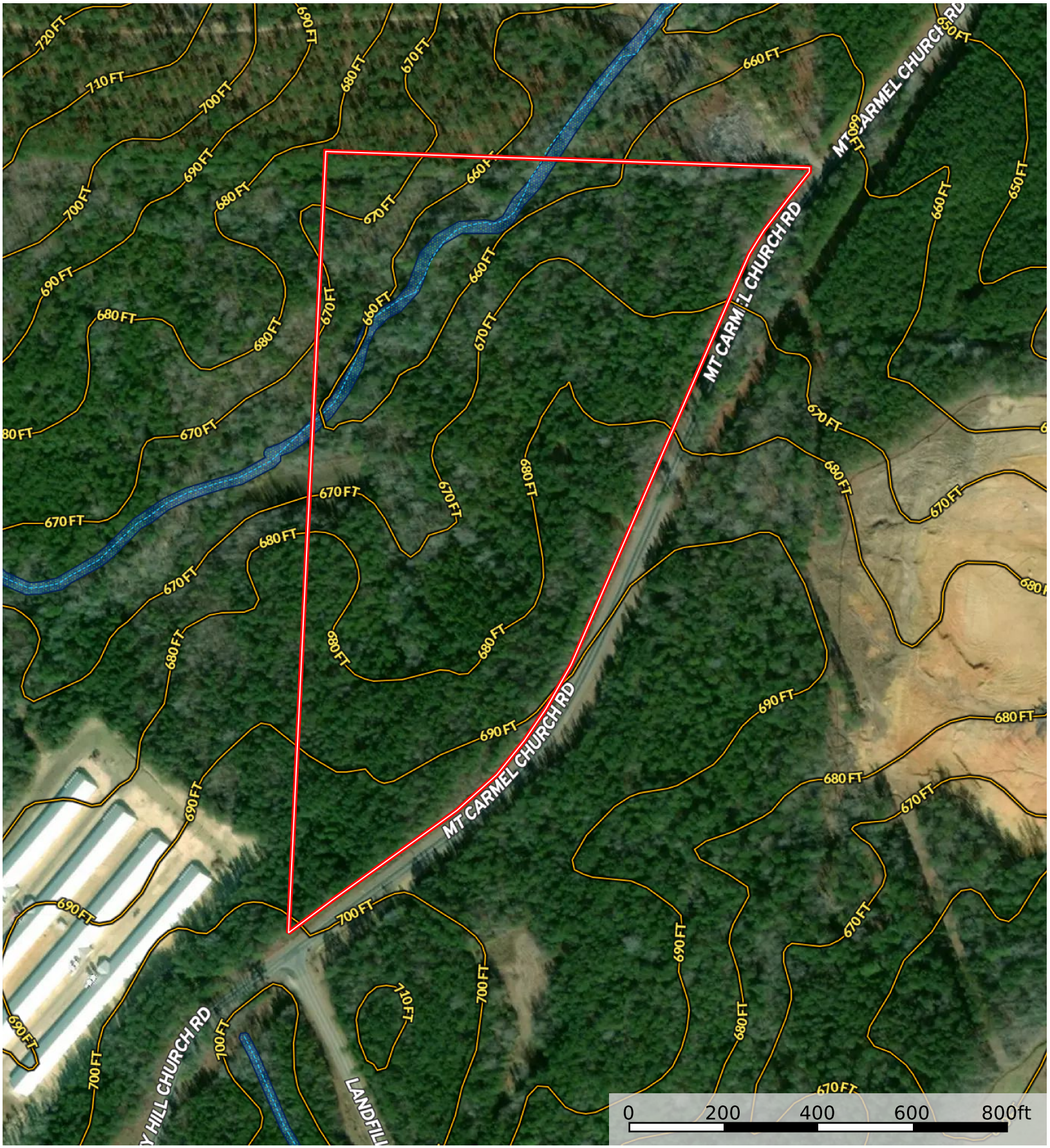
P: 9109750262 AfmRealEstate.com 111East Main Street Troy, NC 27371

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.

Mount Carmel 25 Tract

North Carolina, AC +/-

AFM REAL ESTATE



Boundary
100 Year Floodplain
500 Year Floodplain
Floodway
Special
Unmapped/ Not Included
Wetlands
Riparian
Stream, Intermittent
River/Creek
Water Body

Jamie Lytton

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Mount Carmel 25 Tract

North Carolina, AC +/-

AFM REAL ESTATE



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Mount Carmel 25 Tract

North Carolina, AC +/-

AFM REAL ESTATE



Boundary

Jamie Lytton

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| Boundary 23.62 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HaB	Herndon silt loam, 2 to 8 percent slopes	13.16	55.69	0	76	2e
HaC	Herndon silt loam, 8 to 15 percent slopes	7.54	31.91	0	72	4e
HdC	Herndon silt loam, 8 to 15 percent slopes, very stony	2.92	12.36	0	66	6s
TOTALS		23.62(*)	100%	-	73.46	3.13

(*) 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

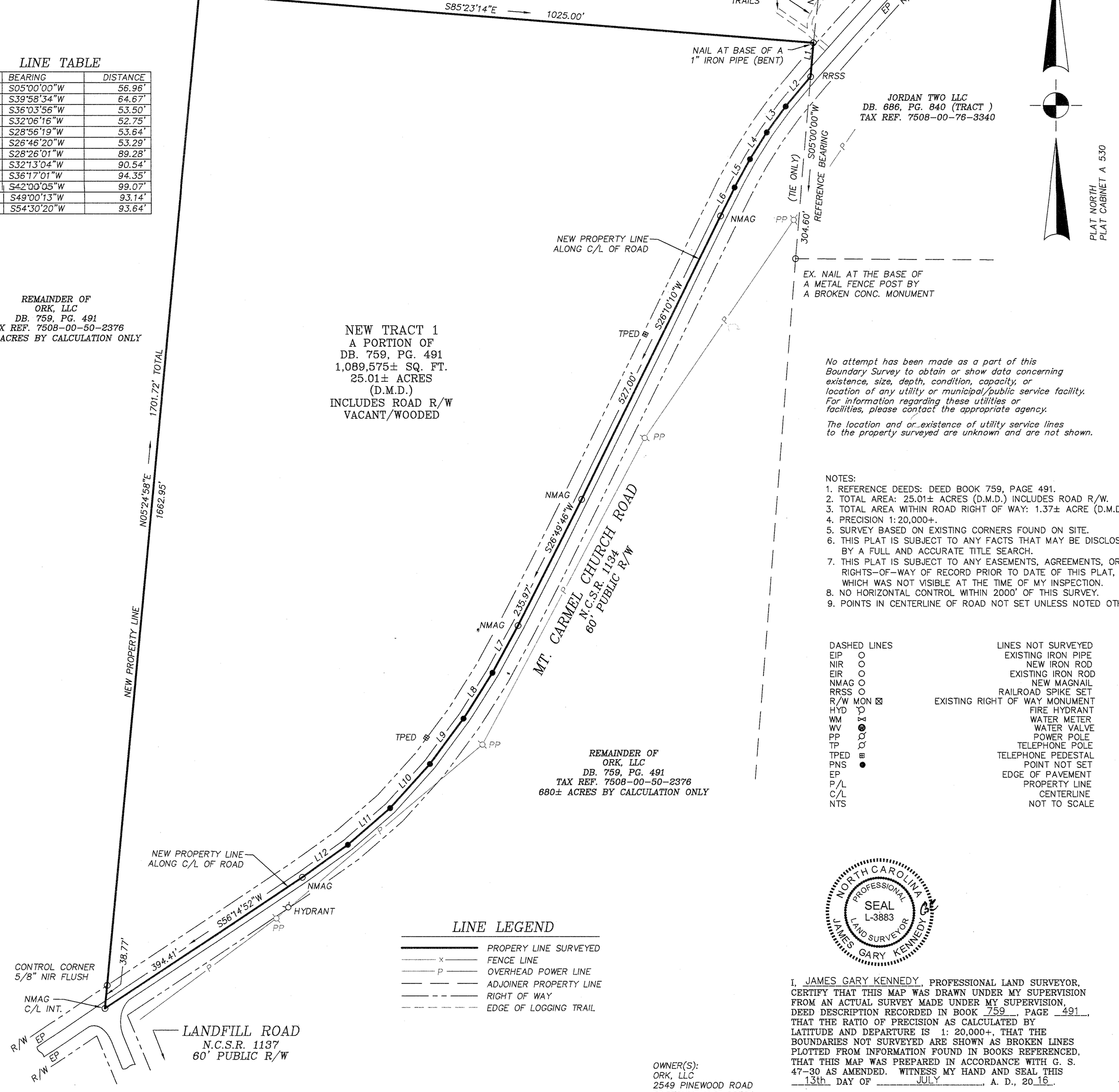
Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing **Cultivation**

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	S05°00'00"W	56.96'
L2	S39°58'34"W	64.67'
L3	S36°03'56"W	53.50'
L4	S32°06'16"W	52.75'
L5	S28°56'19"W	53.64'
L6	S26°46'20"W	53.29'
L7	S28°26'01"W	89.28'
L8	S32°13'04"W	90.54'
L9	S36°17'01"W	94.35'
L10	S42°00'05"W	99.07'
L11	S49°00'13"W	93.14'
L12	S54°30'20"W	93.64'



No attempt has been made as a part of this Boundary Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agency.

The location and or existence of utility service lines to the property surveyed are unknown and are not shown.

NOTES:
1. REFERENCE DEEDS: DEED BOOK 759, PAGE 491.
2. TOTAL AREA: 25.01± ACRES (D.M.D.) INCLUDES ROAD R/W.
3. TOTAL AREA WITHIN ROAD RIGHT OF WAY: 1.37± ACRE (D.M.D.).
4. PRECISION 1: 20,000+.
5. SURVEY BASED ON EXISTING CORNERS FOUND ON SITE.
6. THIS PLAT IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
7. THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD PRIOR TO DATE OF THIS PLAT, WHICH WAS NOT VISIBLE AT THE TIME OF MY INSPECTION.
8. NO HORIZONTAL CONTROL WITHIN 2000' OF THIS SURVEY.
9. POINTS IN CENTERLINE OF ROAD NOT SET UNLESS NOTED OTHERWISE.

DASHED LINES	LINES NOT SURVEYED
EIP O	EXISTING IRON PIPE
NIR O	NEW IRON ROD
EIR O	EXISTING IRON ROD
NMAG O	NEW MAGNAIL
RRSS O	RAILROAD SPIKE SET
R/W MON ⊠	EXISTING RIGHT OF WAY MONUMENT
HYD	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
PP	POWER POLE
TP	TELEPHONE POLE
TPED	TELEPHONE PEDESTAL
PNS ●	POINT NOT SET
EP	EDGE OF PAVEMENT
P/L	PROPERTY LINE
C/L	CENTERLINE
NTS	NOT TO SCALE

LINE LEGEND

- PROPERY LINE SURVEYED
- FENCE LINE
- OVERHEAD POWER LINE
- ADJOINER PROPERTY LINE
- RIGHT OF WAY
- EDGE OF LOGGING TRAIL

NORTH CAROLINA PROFESSIONAL SEAL L-3883 LAND SURVEYOR JAMES GARY KENNEDY

I, JAMES GARY KENNEDY, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK 759, PAGE 491, THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDE AND DEPARTURE IS 1: 20,000+, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 13th DAY OF JULY, A. D., 2016.

JAMES GARY KENNEDY PROFESSIONAL LAND SURVEYOR, L-3883

I, JAMES GARY KENNEDY, PROFESSIONAL LAND SURVEYOR, PLS NO. L-3883, CERTIFY THAT THIS IS OF A SURVEY THAT:

(d) That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision;

JAMES GARY KENNEDY PROFESSIONAL LAND SURVEYOR, L-3883

OWNER(S):
ORK, LLC
2549 PINEWOOD ROAD
GASTONIA, N.C. 28504

EXEMPT SUBDIVISION PLAT FOR

JAMES RONALD WEAVER

A PORTION OF DB. 759, PG. 491
NEAR TROY, N.C.

SURVEYED BY
DUNCAN-KENNEDY LAND SURVEYING, PLLC
2452 BRUCE PUGH ROAD
FRANKLINVILLE, N.C. 27248
PHONE 910-220-1708 / 336-824-1514
PLS No. L-3883
BUSINESS LICENSE No. P-0480

TOWNSHIP: UWHARRIE	COUNTY: MONTGOMERY	DATE: 7-13-2016	SURVEYED BY: TBD/JGK	Job No. S-06316
STATE: NORTH CAROLINA	0' 120' 240' 360'	SCALE: 1"=120'	DRAWN BY: GK	DRAWING No.
TAX REF. 7508-00-50-2376 (PART)	GRAPHIC SCALE	CHECKED & CLOSURE BY: GK		S06316.dwg

BK 936 PG 463 - 464 (2) DOC# 381065
This Document eRecorded: 01/26/2024 02:56:34 PM
Fee: $26.00 DocType: DEED Tax: $164.00
Montgomery County, North Carolina
Melissa F. Pipkin, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $ 164.00

Parcel Identifier No. 7508 00 73 3560 Verified by _____ County on the ____ day of _____, 20___
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Hollers & Atkinson, P.C., 110 N. Main Street, Troy, NC 27371

Brief description for the Index: NEW TRACT 1, UWHARRIE TOWNSHIP

THIS DEED made this 23rd day of January, 2023, by and between

GRANTOR	GRANTEE
Kirt Michael Brace, unmarried Jennifer Dawn Layton, unmarried 5308 Woodrun on Tillery Mount Gilead, NC 27306	Thomas Lemons, Jr., married 350 Guilford Street Troy, NC 27371

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 _____, Uwharrie Township, Montgomery County, North Carolina and more particularly described as follows:

Being all of New Tract 1, containing 25.01 acres, more or less, as shown on the "Exempt Subdivision Plat for James Ronald Weaver," which plat is recorded in Plat Cabinet F, Slide 169A in the Montgomery County Registry and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 839 page 333.
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 F page 169A.

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

Submitted electronically by Hollers & Atkinson, P.C. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Montgomery County Register of Deeds.

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:
Easements, restrictions, and rights-of-way of record; lien of current year ad valorem taxes, if any.

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

_____ (SEAL)	_____ (SEAL)
(Entity Name)	Print/Type Name: Kirt Michael Brace
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: Jennifer Dawn Layton
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type 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 Kirt Michael Brace, unmarried 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 26th day of January, 20 24.

My Commission Expires: 3-7-2024
(Affix Seal)

Teresa H. Parsons Notary Public
Notary's Printed or Typed Name

TERESA H PARSONS NOTARY My Comm. Exp. 03-07-2024 MONTGOMERY COUNTY, NC PUBLIC

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 Jennifer Dawn Layton, unmarried 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 26th day of January, 20 24.

My Commission Expires: 3-7-2024
(Affix Seal)

Teresa H. Parsons Notary Public
Notary's Printed or Typed Name

TERESA H PARSONS NOTARY My Comm. Exp. 03-07-2024 MONTGOMERY COUNTY, NC PUBLIC

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ 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 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 _____ day of _____, 20___.

My Commission Expires: _____
(Affix Seal)

_____ Notary Public
Notary's Printed or Typed Name

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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