SOLD · SET PRICE

Thayer Homeplace Tract

± 29 Acres | Montgomery County | North Carolina | Near Eldorado

29.41± Acres in Eldorado – Mature Timber, Creek Frontage, and Near Uwharrie National Forest

PRICE	PRICE / ACRE	ACREAGE
$239,000	$8,126	± 29

PROPERTY OVERVIEW

Nestled in the scenic Eldorado Community of northern Montgomery County, the Thayer Homeplace Tract encompasses ±29.41 acres of natural beauty in the heart of the Uwharrie region. This exceptional property joins NC Highway 109 and borders McLeans Creek, providing a peaceful and picturesque setting surrounded by mature timber and the quiet sounds of the countryside. With county water accessibility and homesite potential pending perc testing, this tract is perfectly suited for those seeking a rural retreat, a place to build a permanent residence, or an investment in quality timberland. The property features a well-balanced mix of mature pine and hardwood sawtimber, offering both long-term timber value and exceptional wildlife habitat. The upland ridges are covered with well-managed pines, whi...

PROPERTY DETAILS

TYPE
Recreation (ATV-UTV)

ACCESS
Paved Road

UTILITIES
Electric · Telephone · Public Water

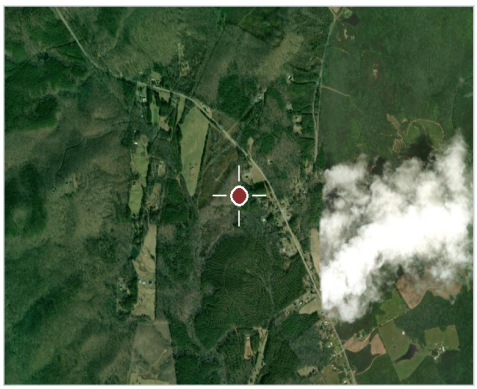
WATER FEATURES
Creeks / Streams

VIEWS
Timber

COUNTY TAX PARCEL IDS
6692 00 37 0196 6692 00 27 6015 6692 00 16 4662

DOCUMENTS INCLUDED
Soil Map · Stand Map · Locator Map · Plat · 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

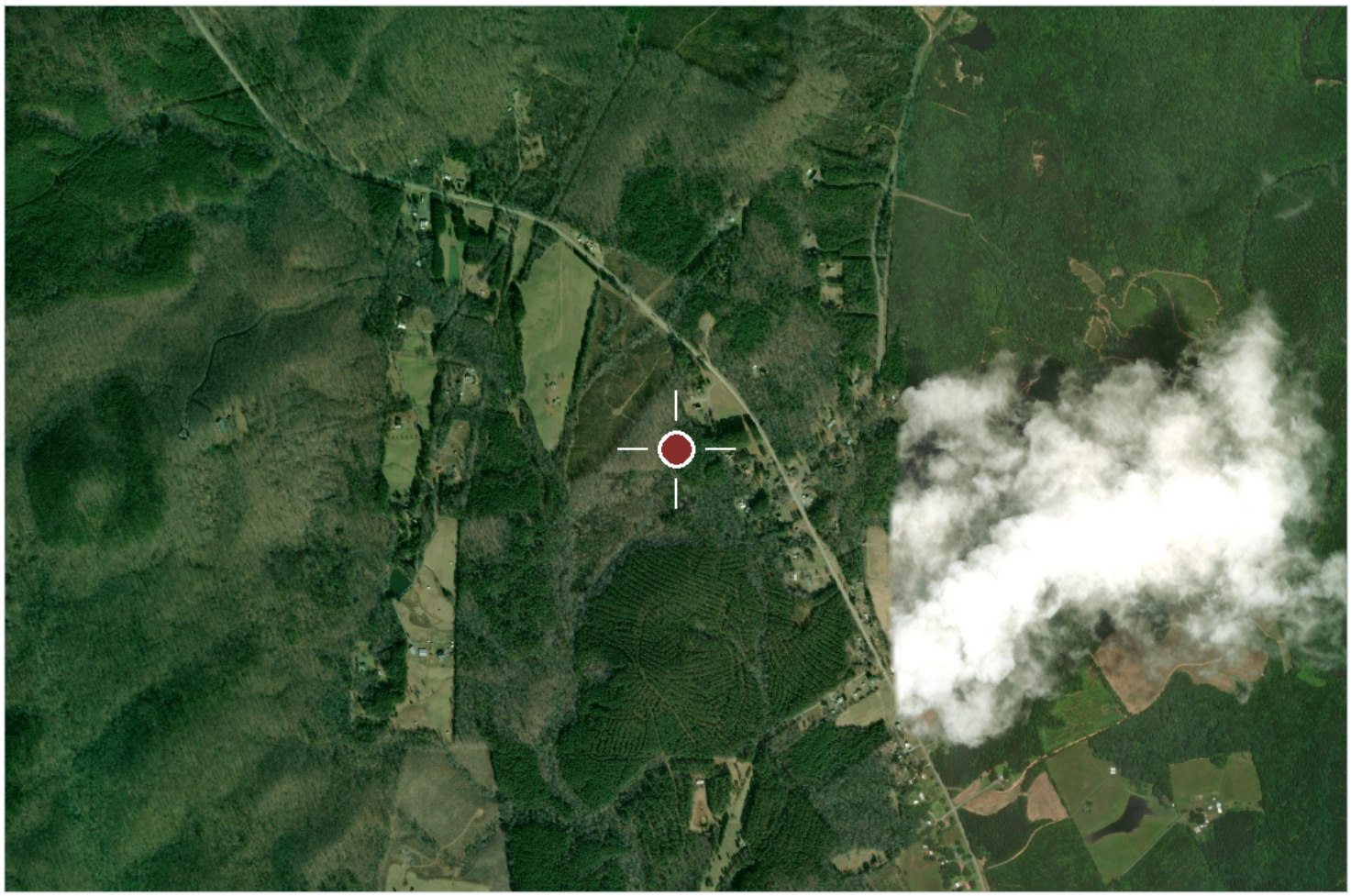
Information contained herein was obtained from sources deemed reliable, but American Forest Management, Inc. makes no warranty or guarantee as to its accuracy. Acreage is approximate and based on available records; prospective purchasers are urged to independently verify all information. Property is subject to prior sale, price change, or withdrawal without notice. Generated September 15, 2026 · https://www.afmrealestate.com/properties/29.41-acres-land-for-sale-in-montgomery-county-north-carolina/thayer-homeplace-tract

Property Photos

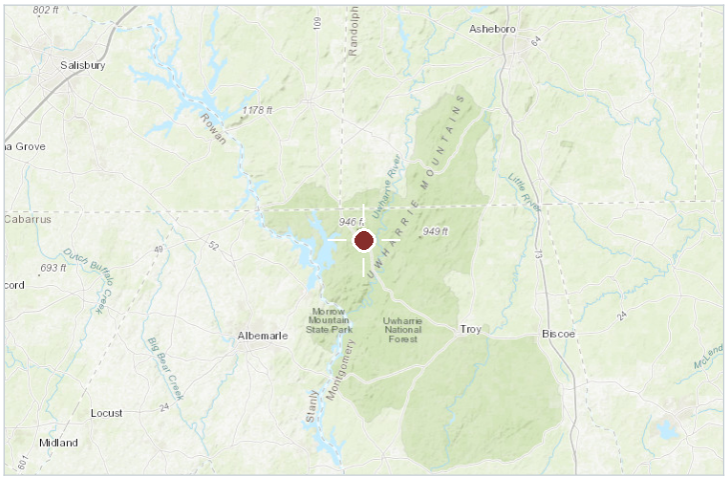
Thayer Homeplace Tract · Montgomery County · North Carolina · Near Eldorado

Location & Access

Thayer Homeplace Tract · Montgomery County · North Carolina · Near Eldorado



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

Eldorado

APPROXIMATE CENTRE

35.46882, -80.03273

COUNTY TAX PARCEL IDS

6692 00 37 0196 6692 00 27 6015 6692 00 16 4662

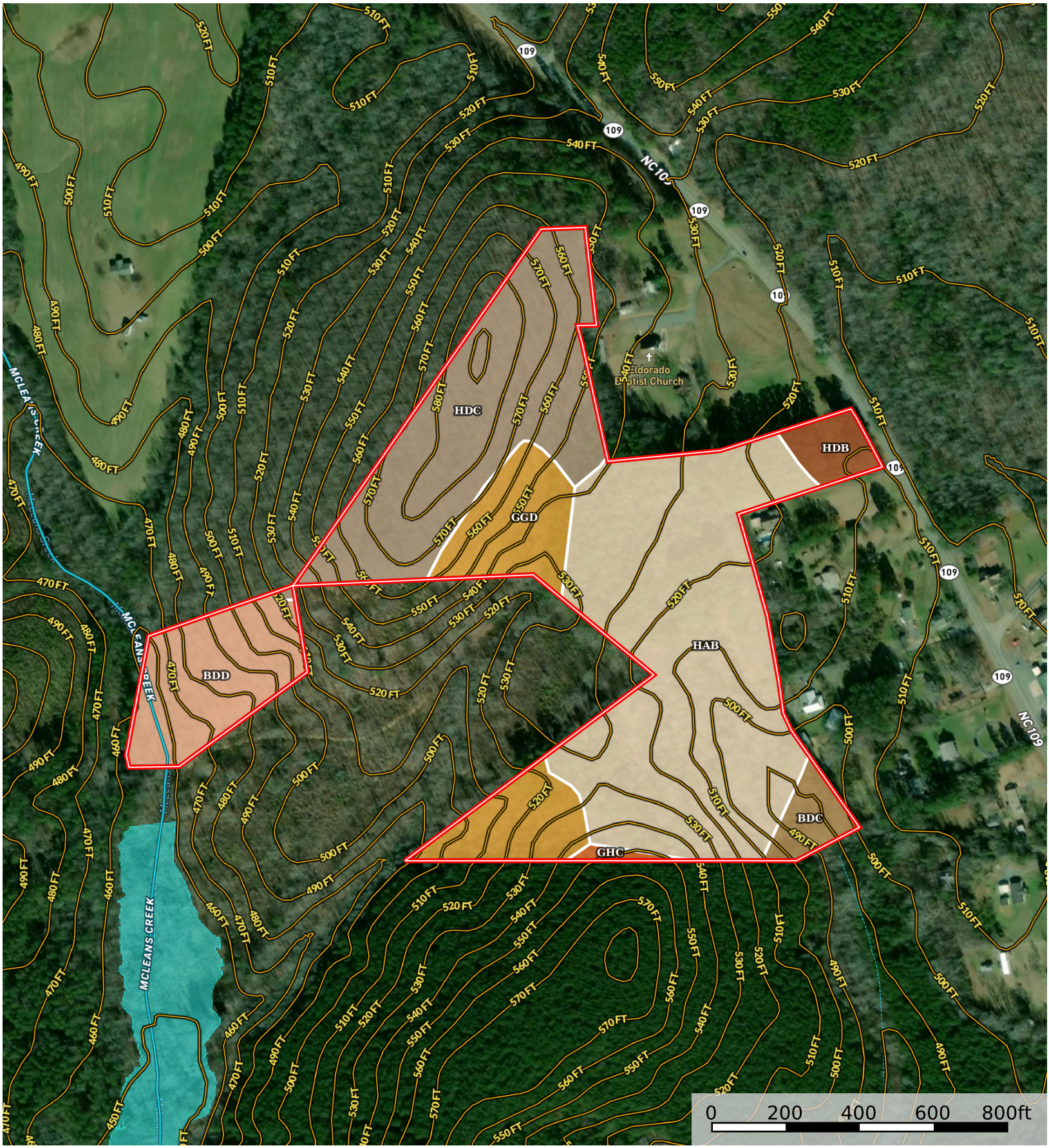
INTERACTIVE MAP

https://id.land/maps/84fc1319dead06df8fedb69fb2df5bac/share

Thayer Homeplace Tract

North Carolina, AC +/-

AFM REAL ESTATE



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

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.

| Boundary 30.03 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HaB	Herndon silt loam, 2 to 8 percent slopes	13.12	43.69	0	76	2e
HdC	Herndon silt loam, 8 to 15 percent slopes, very stony	7.78	25.91	0	66	6s
GgD	Georgeville silt loam, 15 to 25 percent slopes, very stony	3.97	13.22	0	57	7s
BdD	Badin-Tarrus complex, 15 to 25 percent slopes	3.34	11.12	0	51	4e
BdC	Badin-Tarrus complex, 8 to 15 percent slopes	0.83	2.76	0	58	3e
HdB	Herndon silt loam, 2 to 8 percent slopes, very stony	0.8	2.66	0	69	6s
GhC	Georgeville silt loam, 2 to 15 percent slopes, extremely stony	0.19	0.63	0	58	6s
TOTALS		30.03(*)	100%	-	67.32	4.08

(*) 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

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 usablility of the information.

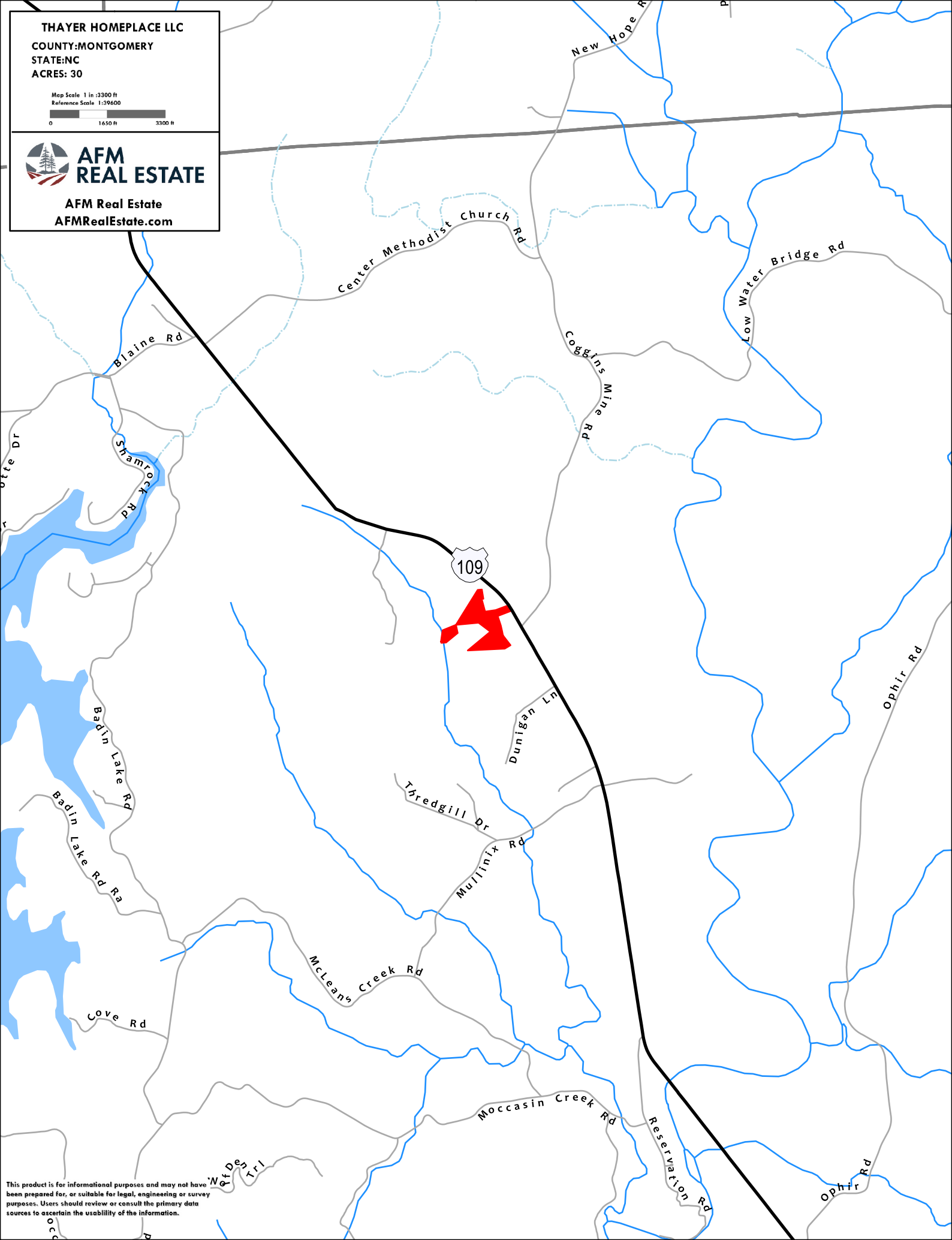
STAND	DOM_S_NAME	YEAR_EST	ACRES
1	UTILITY	0	0.2
2	PINE	0	9.7
3	MIXED HARDWOOD	0	14.6
4	SOFT HARDWOOD	0	5.5
		TOTAL ACRES =	30

AFM REAL ESTATE

THAYER HOMEPLACE LLC

COUNTY:MONTGOMERY
STATE:NC
ACRES: 30

AFM Real Estate
AFMRealEstate.com


THAYER HOMEPLACE LLC
COUNTY:MONTGOMERY
STATE:NC
ACRES: 30
Map Scale 1 in :3300 ft
Reference Scale 1:39600
0
1650 ft
3300 ft
AFM REAL ESTATE
AFM Real Estate
AFMRealEstate.com
New Hope R
Center Methodist Church Rd
Low Water Bridge Rd
Blaine Rd
Coggins Mine Rd
Shamrock Rd
109
Dunigan Ln
Ophir Rd
Badin Lake Rd
Badin Lake Rd Ra
Thredgill Dr
Mullinix Rd
McLeans Creek Rd
Cove Rd
Moccasin Creek Rd
Reservation Rd
Ophir Rd
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 usablility of the information.

11-20-98 $21.00 9:31 AM

Survey for :

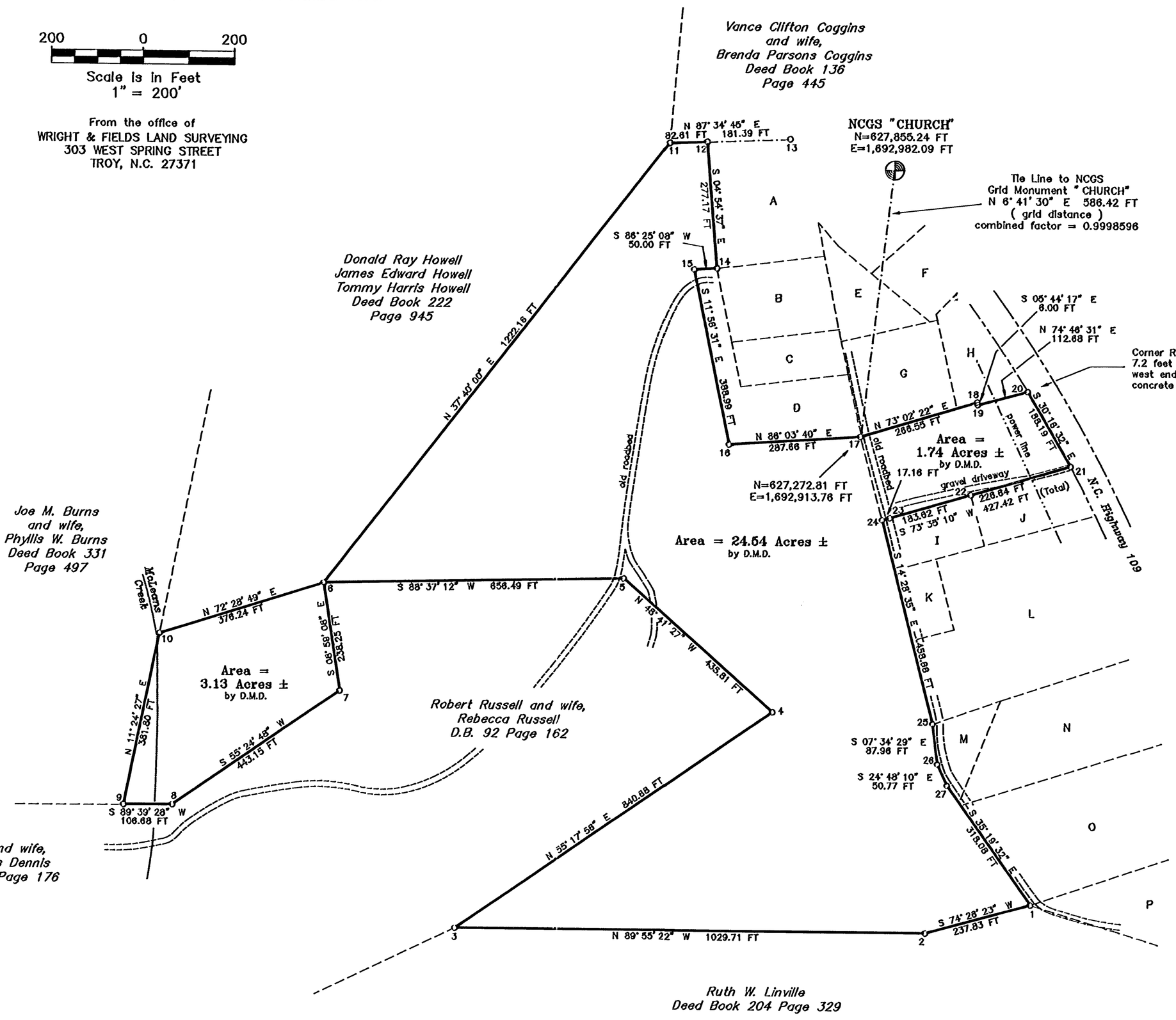
THAYER HOMEPLACE, L.L.C.

The David and Jane Kinney property being formerly the W.W. Thayer Tract
along the west side of N.C. Highway 109 in the Eldorado Community
Eldorado Township, Montgomery County, North Carolina
Deed Reference Book 248 Page 532 and Book 248 Page 547
Easements: Deed Book 248 Page 551 and Book 248 Page 626
Surveyed by James L. Wright, PLS–1418, in October 1990.
Additional surveying by Thomas J. Fields, PLS–2906, in November 1998.

200 0 200

Scale is in Feet
1" = 200'

From the office of
WRIGHT & FIELDS LAND SURVEYING
303 WEST SPRING STREET
TROY, N.C. 27371



Property Corner Descriptions

1 . . . Axle found
2 . . . 2" Angle Iron found
3 . . . 2" Angle Iron found
4 . . . 3/4" Iron Pipe found
5 . . . 3/4" Iron Pipe found
6 . . . tall 1 1/2" Axle found
7 . . . 5/8" Iron Pipe with Stones
8 . . . Axle found at drain
9 . . . 3/4" Iron Rebar found
10 . . 3/4" Iron Pipe found
11 . . 3/4" Iron Pipe found
12 . . tall 1" Iron Pipe found
13 . . Point in old roadbed
14 . . 1" Iron Pipe found
15 . . 3/4" Iron Pipe found
16 . . 1" Iron Pipe found
17 . . 3/4" Iron Rebar set
18 . . corner under large debris pile
19 . . corner under large debris pile
20 . . 3/4" Iron Rebar set in ditch
21 . . Railroad Spike set in driveway
22 . . 3/4" Iron Rebar found
23 . . 3/4" Iron Rod found
24 . . 3/4" Iron Rebar set
25 . . 3/4" Iron Rebar set
26 . . 3/4" Iron Rebar set
27 . . Axle found

STATE OF NORTH CAROLINA
COUNTY OF MONTGOMERY

I, Tonya Ethridge, Review
Montgomery County, certify that th
plat to which this certification is
all statutory requirements for reco

11-20-98 Tonya Eth
Date Review

NORTH CAROLINA
MONTGOMERY COUNTY

I, James L. Wright, certify that this plat was prepared from an actual survey done by me in November 1998 from information found in deeds as referenced on this plat and is in all respects correct to the best of my knowledge and belief. The ratio of precision as calculated by latitudes and departures is 1:10,000' + ; that this plat was prepared in accordance with G.S. 47–30 as amended. Witness my original signature and official stamp or seal this the 19th day of November 1998 .

James L. Wright
SURVEYOR PLS–1418

NORTH CAROLINA REGISTERED SEAL L-1418 LAND SURVEYOR JAMES L. WRIGHT

I certify that this plat represents a survey that is of another category, such as the recombination of existing parcels, a court–ordered survey, or other exception to the definition of subdivision.

James L. Wright
Surveyor

This property is exempt from the subdivision regulations under Paragraph 1, Article V, Section 501 of the Montgomery County Subdivision Ordinance.

11/20/98 Phil Henley
Subdivision Administrator

I certify that the plat sh
the Watershed Protection
the Watershed Protection
County and is approved
recording in the Register

11/20/98
Date

H&A

BOOK 366 PAGE 21

STATE OF NORTH CAROLINA REAL ESTATE EXCISE TAX $50.00

STATE OF NORTH CAROLINA REAL ESTATE EXCISE TAX $3.00

STATE OF NORTH CAROLINA REAL ESTATE EXCISE TAX $20.00

STATE OF NORTH CAROLINA REAL ESTATE EXCISE TAX $3.00

11-24-98
2:47PM

$76.00 Rev.
10.00
$86.00 pd.

Vickie S. Maness
Tax Collector
Troy, NC

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 Hollers and Atkinson, PO Box 567, Troy, NC 27371

This instrument was prepared by Russell J. Hollers, Attorney at Law, PO Box 567, Troy, NC 27371

Brief description for the Index 29.41+-Acres Eldorado Township

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 19th day of November, 1998, by and between

GRANTOR	GRANTEE
David F. Kinney and wife, Jane O. Kinney of Mecklenburg County	Thayer Homeplace L.L.C. 215 Queens Road Charlotte, NC 28204

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 ....., Eldorado Township, Montgomery County, North Carolina and more particularly described as follows:

Being that 29.41 acre tract described on the map entitled "Thayer Homeplace L.L.C." prepared by Tommy J. Fields, RLS-2906, dated November 19, 1998, and recorded November 20, 1998, in Plat Cabinet C at Slide 160-B of the Montgomery County Registry, to which reference is made for a more particular description.

146936

SoftPro CORPORATION