



SOLD · SET PRICE

Pleasant Grove Road

± 43 Acres | Montgomery County | North Carolina | Near Troy

Pleasant Grove Tract - 43± Acres with 1,600± Feet of Little River Frontage and Mature Loblolly Pine Near Troy, NC

PRICE	PRICE / ACRE	ACREAGE
\$250,000	\$5,814	± 43

PROPERTY OVERVIEW

Located just south of Troy in the quiet Pleasant Grove community, the Pleasant Grove Tract offers a unique opportunity to own productive timberland combined with scenic river frontage in the heart of Montgomery County. This ±43.15-acre property joins the Little River and features approximately 1,600 feet of river frontage, providing excellent wildlife habitat and the peaceful setting that many buyers seek in rural North Carolina. Approximately 33.28 acres of the tract are planted in loblolly pine established around 2000, creating a well-stocked stand that has reached an age where it is ready for either a first thinning or potential clearcut harvest, depending on the new owner's management objectives. This timber component offers immediate management flexibility and the potential for income...

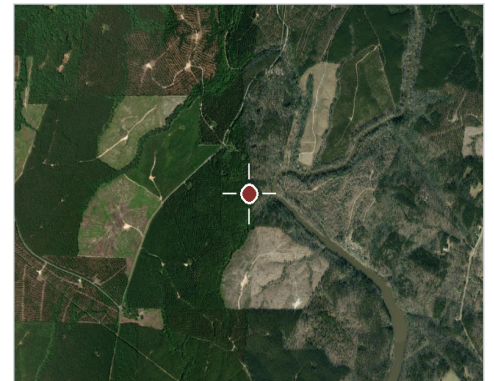
PROPERTY DETAILS

TYPE	ACCESS
Recreation (ATV-UTV)	ATV · Dirt Road · Gravel Road
WATER FEATURES	VIEWS
Creeks / Streams · River Front · River Access	Timber · River

COUNTY TAX PARCEL IDS
7525 00 64 8938

DOCUMENTS INCLUDED
Soil Map · Stand Map · Locator Map · Deed

LOCATION



Montgomery County, North Carolina



Jamie Lytton

District Manager, Broker-In-Charge, NC, Real Estate Salesperson, SC
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jamie.lytton@afmforest.com
Principal Broker: Jamie Lytton (North Carolina)

SCAN TO VIEW



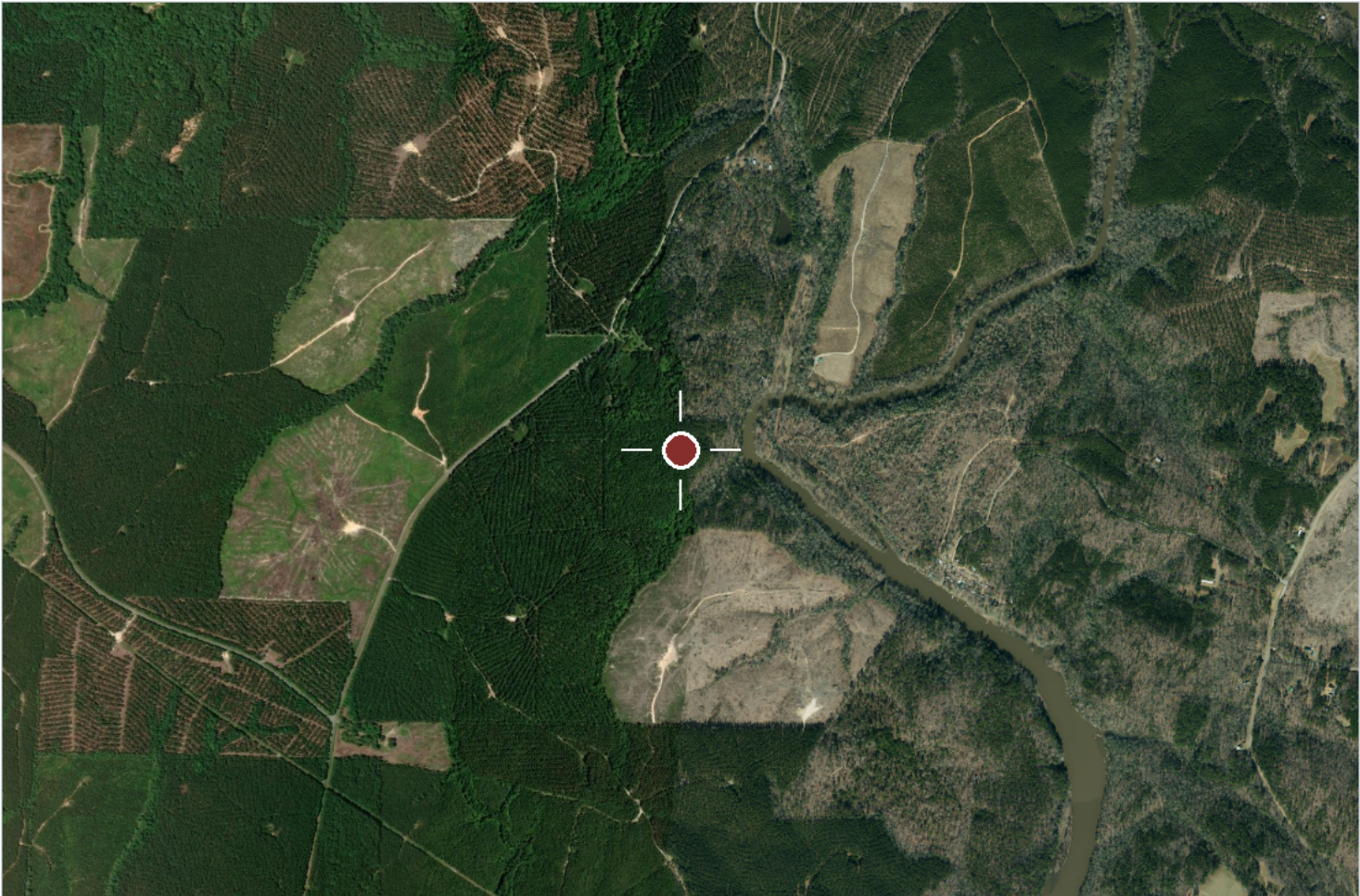
Property Photos

Pleasant Grove Road · Montgomery County · North Carolina · Near Troy



Location & Access

Pleasant Grove Road · Montgomery County · North Carolina · Near Troy



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

COUNTY & STATE
Montgomery County, North Carolina

NEAREST CITY
Troy

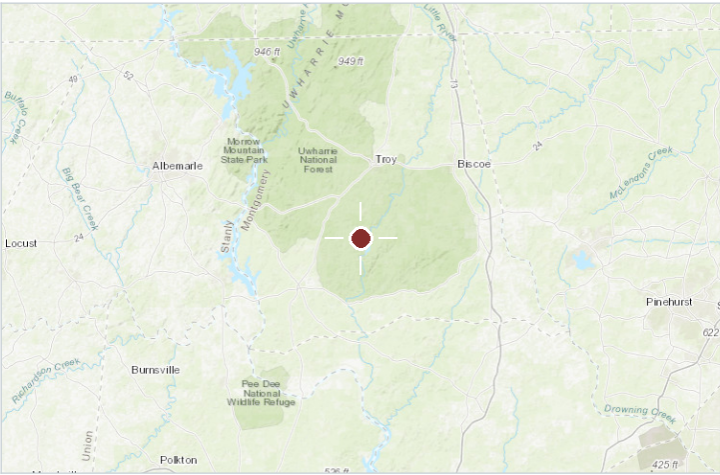
APPROXIMATE CENTRE
35.27233, -79.91513

COUNTY TAX PARCEL IDS
7525 00 64 8938

INTERACTIVE MAP

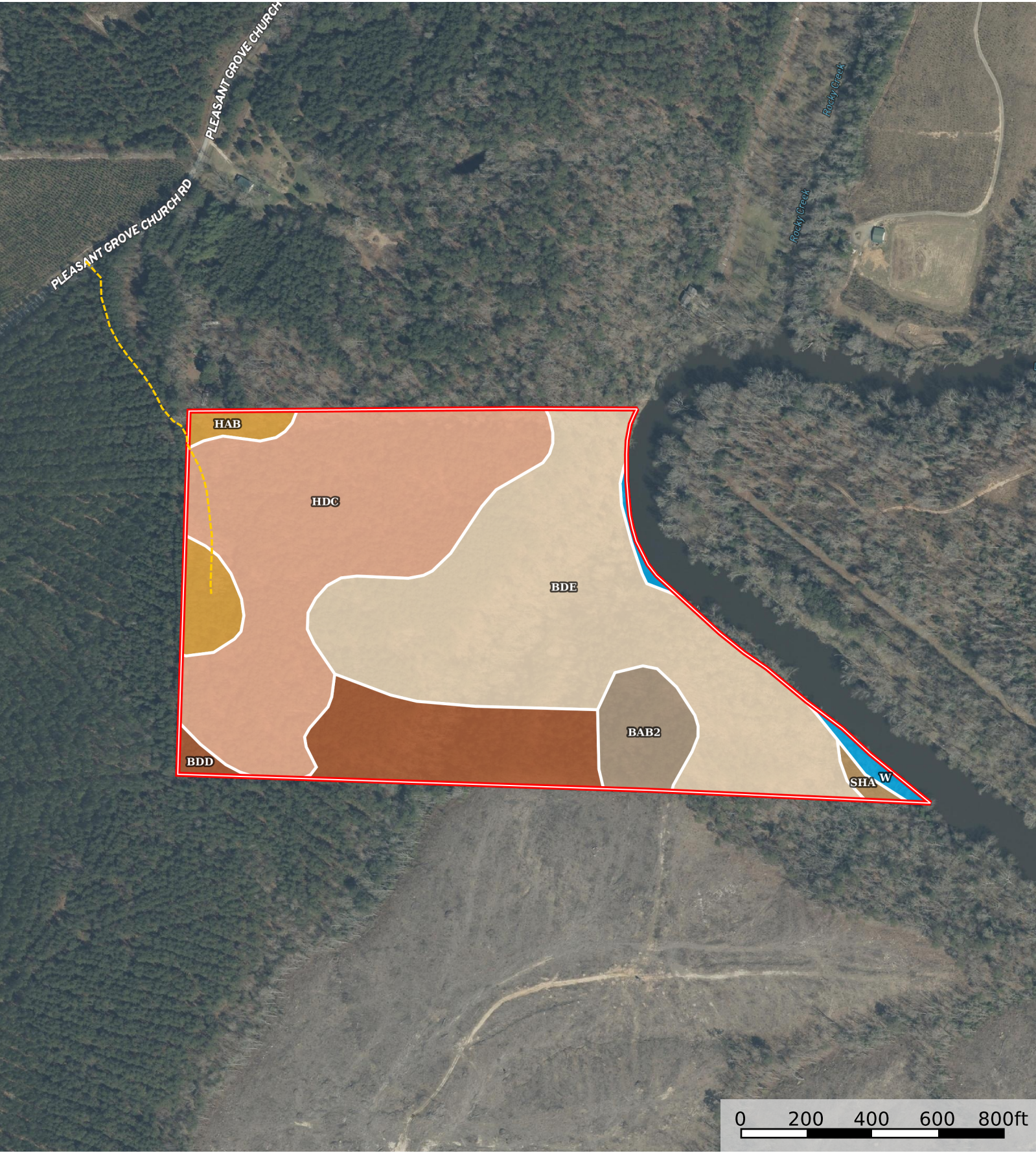


<https://id.land/maps/39a1c3e7a7a362bb6f0e9330005410b2/share>



Regional locator

Pleasant Grove Road Tract
North Carolina, 43 AC +/-




Road / Trail


Boundary

| Boundary 43.14 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BdE	Badin-Tarrus complex, 25 to 45 percent slopes	17.95	41.61	0	14	6e
HdC	Herndon silt loam, 8 to 15 percent slopes, very stony	14.97	34.7	0	66	6s
BdD	Badin-Tarrus complex, 15 to 25 percent slopes	5.4	12.52	0	51	4e
BaB2	Badin-Goldston complex, 2 to 8 percent slopes, moderately eroded	2.15	4.98	0	23	2e
HaB	Herndon silt loam, 2 to 8 percent slopes	1.78	4.13	0	76	2e
W	Water	0.62	1.44	0	-	8
ShA	Shellbluff silt loam, 0 to 2 percent slopes, occasionally flooded	0.27	0.63	0	82	2w
TOTALS		43.14(*)	100%	-	39.91	5.39

(*) 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

Pleasant Grove Church Rd

Little River

Little R

Little Riv

This product is for informational purposes only 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.

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NC CGIA, Microsoft, Vantor

PLEASANT GROVE ROAD

STAND	DOM_S_NAME	YEAR_EST	ACRES
1	LOBLOLLY PINE	2000	33.28
2	HARDWOOD-PINE	1960	9.85

PLEASANT GROVE RD

COUNTY: MONTGOMERY
STATE: NC
ACRES: ±43 AC



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PLEASANT GROVE RD

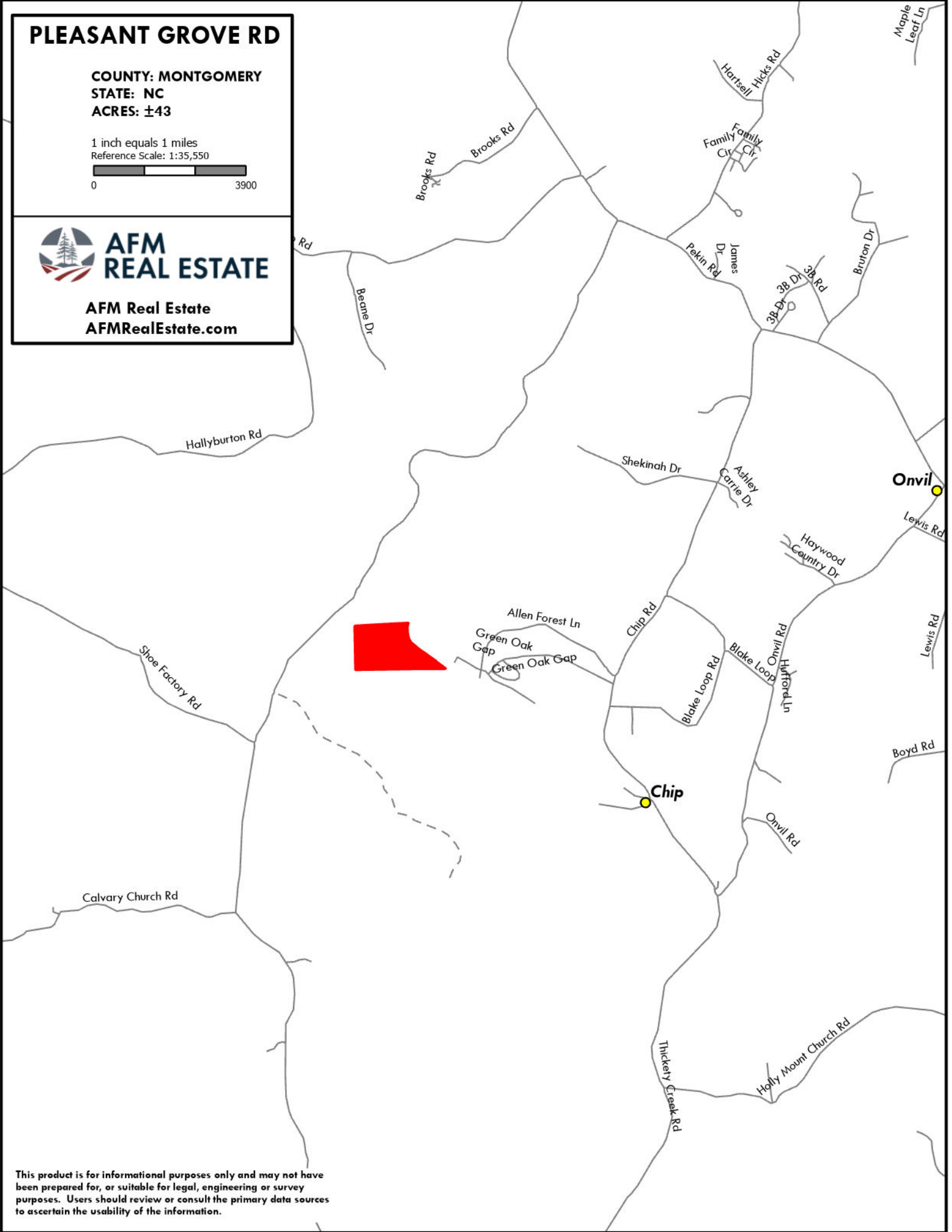
COUNTY: MONTGOMERY
STATE: NC
ACRES: ±43

1 inch equals 1 miles
Reference Scale: 1:35,550



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EXCISE TAX: \$0.00

**NORTH CAROLINA DEED OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

NON-WARRANTY DEED

This instrument prepared by: Jason Sutton, Attorney at Law
Mail after recording to: Jason Sutton, 110 Turnberry Way, Pinehurst, NC 28374

NO TITLE EXAMINATION COMPLETED

This Deed made this 13th day of October, 2021 by and between:

GRANTOR:	GRANTEE:
Curtis L. Covington (aka Curtis Covington) and Wife, Belle R. Covington (aka Foye Belle Covington, Belle Robinson Covington)	Curtis L. Covington (99%) Foye Lane Covington (1/2%) Mara Leigh Covington Fiskin (1/2%) Address: 2312 NC HWY 731 E Candor, NC 27229

WITNESSETH, that the Grantor, in consideration of the sum of (\$10.00) paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey any interest owned by the Grantor(s) in the below described property unto:

- (i) Grantee **Curtis L. Covington**, a ninety-nine percent (99%) undivided interest as a JOINT TENANT WITH ALL RIGHTS OF SURVIVORSHIP TO ALL OF THE PROPERTY DESCRIBED HEREIN;
- (ii) Grantee **Foye Lane Covington**, a one-half of one percent (1/2%) undivided interest as a JOINT TENANT WITH ALL RIGHTS OF SURVIVORSHIP TO ALL OF THE PROPERTY DESCRIBED HEREIN;
- (iii) Grantee **Mara Leigh Covington Fiskin**, a one-half of one percent (1/2%) undivided interest as a JOINT TENANT WITH ALL RIGHTS OF SURVIVORSHIP TO ALL OF THE PROPERTY DESCRIBED HEREIN;

Property: All that certain lot, tract, or parcel of land situated in Montgomery County, North Carolina, and more particularly described as follows:

Tract One:

BEING all of the real property more particularly described in Deed Book 414, Page 210 of the Montgomery County Registry incorporated herein as if fully described hereon.

Tract Two:

BEING all of the real property more particularly described in Deed Book 750, Page 526 of the Montgomery County Registry incorporated herein as if fully described hereon.

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 and appurtenances thereto belonging to the Grantee in fee simple as joint tenants with right of survivorship.

And the Grantor covenants with the Grantee, that Grantor is seized of said premises in fee simple and has the right to convey JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP; that the title is marketable and free and clear of all encumbrances and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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.

The Grantor makes no warranty, express or implied, as to title of the property hereinafter described.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

Foye Belle Covington by Foye Lane Covington as A.I.F. (SEAL)
FOYE BELLE COVINGTON by FOYE LANE COVINGTON as A.I.F.

Curits Covington (SEAL)
CURITS COVINGTON

STATE OF NORTH CAROLINA
COUNTY OF MOORE

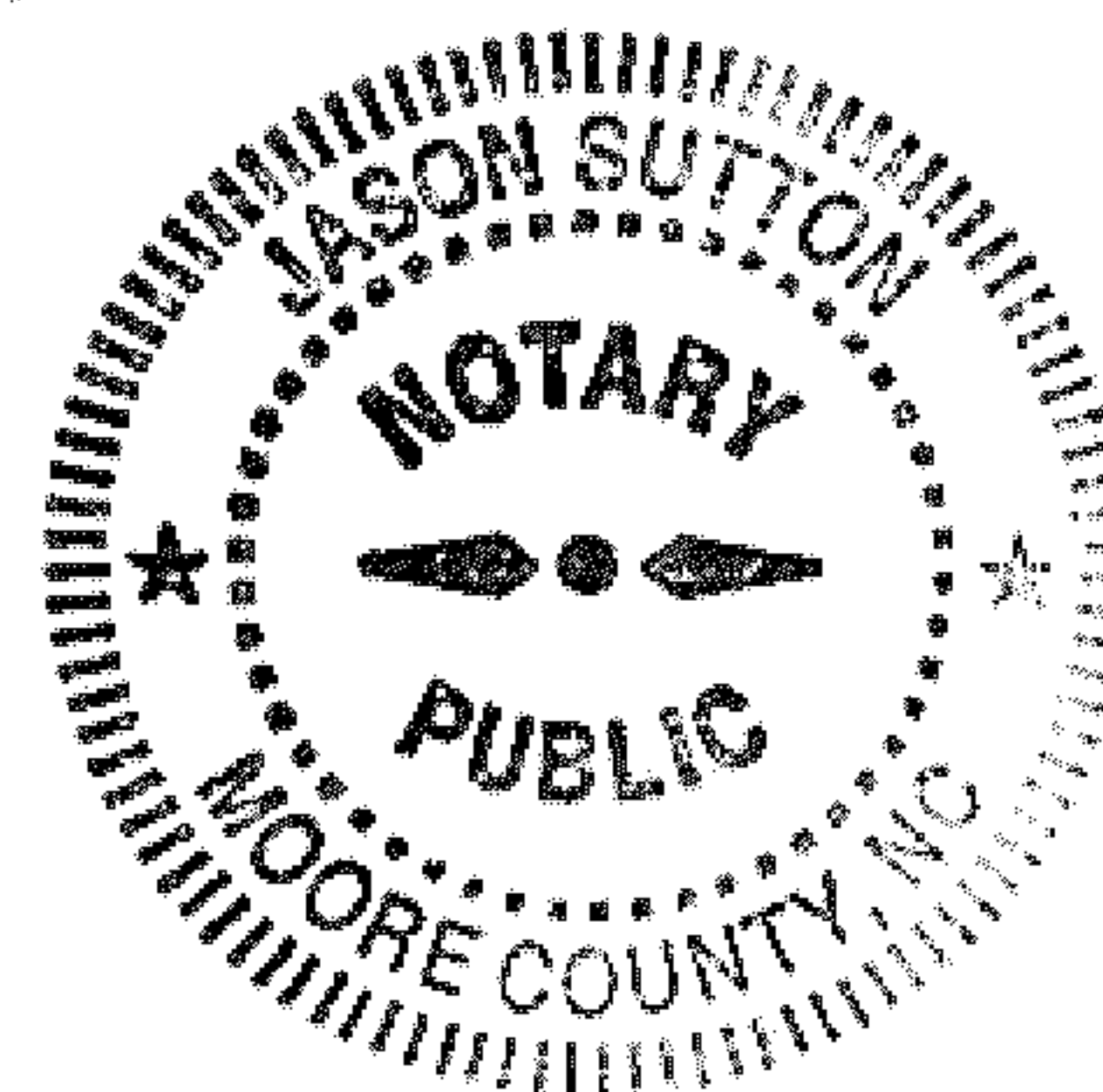
I, JASON SUTTON, a Notary Public, do hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Principal(s):

Witness my hand and official seal, this 13th day of October, 2021.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-18-22



STATE OF NORTH CAROLINA
COUNTY OF MOORE

I, Jason Sutton, a Notary Public, do hereby certify that Foye Lane Covington, as Attorney in Fact for Foye Belle Covington, personally appeared before me this day, and being by me duly sworn, says that he/she executed the foregoing and annexed instrument for and in behalf of Foye Belle Covington, and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds of Montgomery County, North Carolina, in Book 884, at Page 672 and that this instrument was executed under and by virtue of the authority given by said instrument granting him/her Power of Attorney; that the said Foye Lane Covington acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed and in behalf of the said Foye Belle Covington.

Witness my hand and official seal, this 13th day of October, 2021.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-18-22

