

SOLD · SET PRICE

West Fork Tract

± 85 Acres | Montgomery County | North Carolina | Near Troy

±85-Acre Hunting Retreat with River Frontage, Food Plots & Internal Roads – Montgomery County, NC

PRICE	PRICE / ACRE	ACREAGE
$725,000	$8,529	± 85

PROPERTY OVERVIEW

Located in the heart of Montgomery County, this exceptional ±85 acre tract offers a rare combination of natural beauty, recreational appeal, and homesite potential just 6.5 miles north of Troy, NC. Tucked along Okeewemee Road, the property provides a peaceful rural setting while remaining within convenient driving distance of Asheboro, Albemarle, and the greater Piedmont region. One of the most striking features of this tract is its impressive water frontage, with approximately 3,600 feet along the West Fork of Little River forming the eastern boundary....

PROPERTY DETAILS

TYPE
Agriculture / Farmland (Fields)

ACCESS
ATV · Legal Access · Paved Road

UTILITIES
Electric · Telephone · Public Water

WATER FEATURES
Creeks / Streams · River Front · River Access

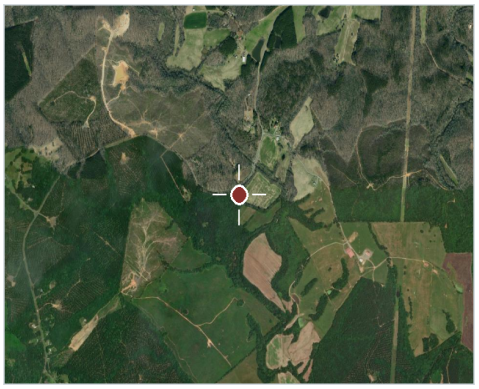
VIEWS
Timber · River

IMPROVEMENTS
Food Plots · Roads · Gate

COUNTY TAX PARCEL IDS
7640 00 97 6856 7650 00 07 5559 7650 00 17 1950 7650 00 18 4512

DOCUMENTS INCLUDED
Perc site 2 · Plat 2 · Plat · Perc Test Document · Soil Map · Aerial Tract Map · Parcel Map · Stand Map

LOCATION



Montgomery County, North Carolina



Jamie Lytton
Mid Atlantic Region Real Estate Manager
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 28, 2026 · https://www.afmrealestate.com/properties/85-acres-land-for-sale-in-montgomery-county-north-carolina/west-fork-tract

Property Photos

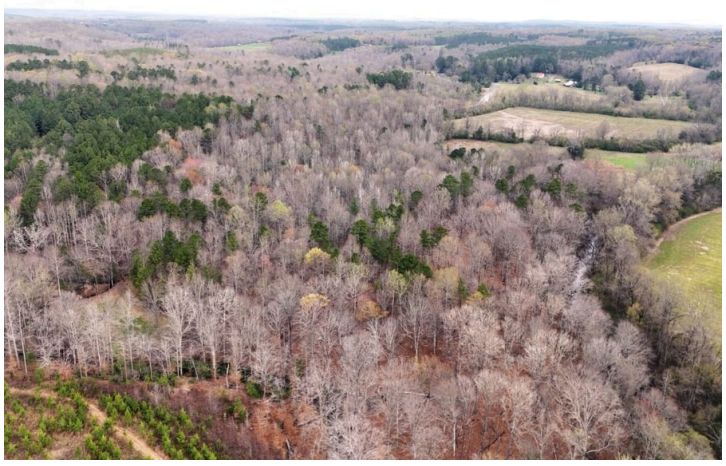
West Fork Tract · Montgomery County · North Carolina · Near Troy







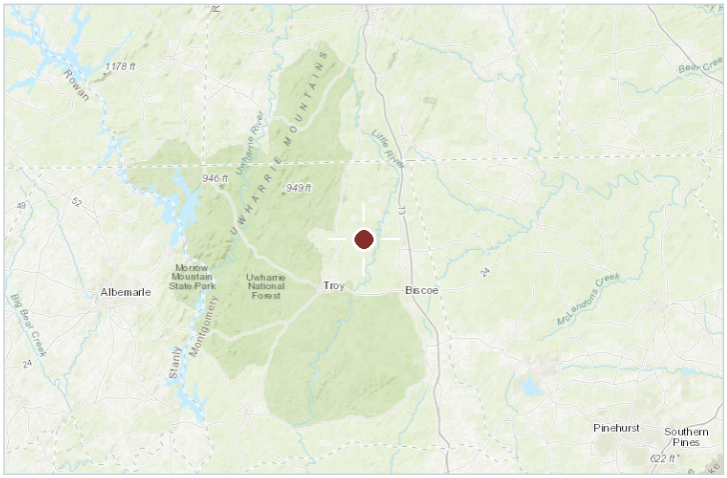






Location & Access

West Fork Tract · Montgomery County · North Carolina · Near Troy



Regional locator

COUNTY & STATE

Montgomery County, North Carolina

NEAREST CITY

Troy

APPROXIMATE CENTRE

35.41897, -79.8359

COUNTY TAX PARCEL IDS

7640 00 97 6856 7650 00 07 5559 7650 00 17 1950 7650 00 18 4512

INTERACTIVE MAP

https://id.land/maps/13702272d9bda54d44e142b923de49d9/share

pd. 4/9/21
pd. 150.00

Montgomery County Central Permitting
Environmental Health Division

444 N. Main St.
Troy NC 27371

Phone: (910) 572-8175
Fax: (910) 576-0043

Construction Authorization Request

(Additional Fees Required) No Pump $100.00, With Pump $150.00

Permit Number: 20210068

I, Danny Alderman (Print Your Name), am the current owner of

Lot _____ (Number), and/or land location 1852 OKeewemee Rd Troy, NC 27371 (Subdivision Name & Lot or Address of Property)

Any alterations in site or soil conditions (including location of structures and appurtenances) will require additional paperwork requesting these changes.

Select One:

✓ I accept the specifications of this permit, including the site sketch.

_____ I am requesting changes from the original site sketch.

Permission is granted to the Montgomery County Health Department to perform the necessary evaluations and inspections on the property.

Owners Signature: Danny W Alderman

Mailing Address: 108 Cardinal Ave
Troy, NC 27371

Email: talderman196@yahoo.com

Phone: 336-462-4397

Date: 4-1-21

Montgomery County Health Department
Environmental Health Section

Applicant: Danny Alderman | Permit Number: 2021068

Owner: Danny and Tanna Alderman | PIN #: 7650000755S9

Proposed Use: SFR | Water Supply: Private

Subdivision or SR: Okeewemee Road | Lot #: | Section #: | Map #:

IMPROVEMENT PERMIT

System: New | Projected Design Flow: 240 GPD | Type of Wastewater: domestic

# of Bedrooms: 2 | # of Occupants: 4 | Basement: Yes | Basement Fixtures: Yes | # of Employees: | # of Seats:

Proposed Wastewater System Type: Pump Conventional | LTAR for Initial System: .275 GPD/Sq. Ft.

Proposed Repair System Type: Pump 25% Reduction | LTAR for Repair System: .275 GPD/Sq. Ft.

IMPROVEMENT PERMIT CONDITIONS: ***SEE ATTACHED SITE SKETCH

Permit Issued for 2-BR Residential
Initial: Pump Conventional
Repair: Pump 25% Reduction

The issuance of this Improvement Permit by the Montgomery County Health Department in no way guarantees the issuance of other permits. The permit holder is responsible for checking with appropriate governing bodies in meeting their requirements. This permit is a site approval for the future installation of an on-site wastewater system and is subject to revocation if the site plans or intended use changes from those shown above or on the application. This Improvement Permit must be accompanied by a construction authorization prior to obtaining any building permits and before the wastewater system is installed. This Improvement Permit is valid for a period of five years from the date of issuance unless otherwise noted.

Authorized State Agent: Scott Cole | Date: 3/25/2021

AUTHORIZATION FOR WASTEWATER SYSTEM CONSTRUCTION

(Required for Building Permit)

The construction and installation requirements of Rules .1950, .1952, .1954, .1956, .1957, .1958, and .1969 of Title 15A Subchapter 18A of the North Carolina Administrative Code are incorporated by reference into this permit and shall be met. Systems shall be installed in accordance with the attached system layout.

System: New | Projected Design Flow: 240 GPD | ***SEE ATTACHED SITE SKETCH

Proposed Wastewater System Type: Pump Conventional

Proposed Repair System Type: Pump 25% Reduction

Septic Tank: 1000 gallons | Pump Tank: 1000 gallons | Trench Length: 290 feet | Max Depth: 18 inches

Trench Width: 36 inches | Trench Spacing: 9 feet | Total Stone Depth: 12 inches | Extra Soil Cover: 0 inches

CONSTRUCTION AUTHORIZATION CONDITIONS:

Set tanks in area to accommodate basement plumbing. Prime to D-Box to begin installation. Mark D-Box with PVC marker that extends 6-8" above finished grade. Owner responsible for maintaining soil test borings that identify permitted septic system area. Contact MCHD with questions.

This Authorization for Wastewater System Construction is valid for a period equal to the period of validity of the Improvement Permit, not to exceed 60 months. (1) Wastewater system construction and installation must meet all conditions and specifications as set forth in the Improvement Permit, Construction Authorization, and the attached site sketch with system details. Construction and installation must also meet all requirements set forth in the Rules Governing Sanitary Sewage Collection, Treatment, And Disposal Systems and any other applicable rules and laws. (2) The wastewater system shall not be covered or placed into use until inspected by the Montgomery County Health Department and an Operation Permit issued. (3) Any alteration in site or soil conditions (including location of structures and appurtenances) or modifications to use, wastewater flow, or wastewater characteristics as specified in the associated Improvement Permit and application, may subject this Authorization and associated permits to revocation.

**If applicable:
I understand this Improvement Permit and/or Construction Authorization is different from the original requests on the relevant application. I accept the specifications of this permit, including the site sketch.
Applicant/Legal Representative Signature: Danny Alderman | Date: 4-1-21

Authorized State Agent: | Date:

Montgomery County Health Department
Environmental Health Section

Applicant: Danny Alderman | Permit Number: 2021068

Owner: Danny and Tanna Alderman | PIN #: 765000075559

Proposed Use: SFR | Water Supply: Private

Subdivision or SR: Okeewemee Road | Lot #: | Section #: | Map #:

IMPROVEMENT PERMIT

System: New | Projected Design Flow: 240 GPD | Type of Wastewater: domestic

# of Bedrooms: 2 | # of Occupants: 4 | Basement: Yes | Basement Fixtures: Yes | # of Employees: | # of Seats:

Proposed Wastewater System Type: Pump Conventional | LTAR for Initial System: .275 GPD/Sq. Ft.

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Authorized State Agent: Scott Cole | Date: 3/25/2021

AUTHORIZATION FOR WASTEWATER SYSTEM CONSTRUCTION

(Required for Building Permit)

The construction and installation requirements of Rules .1950, .1952, .1954, .1956, .1957, .1958, and .1959 of Title 15A Subchapter 18A of the North Carolina Administrative Code are incorporated by reference into this permit and shall be met. Systems shall be installed in accordance with the attached system layout.

System: New | Projected Design Flow: 240 GPD | ***SEE ATTACHED SITE SKETCH

Proposed Wastewater System Type: Pump Conventional

Proposed Repair System Type: Pump 25% Reduction

Septic Tank: 1000 gallons | Pump Tank: 1000 gallons | Trench Length: 290 feet | Max Depth: 18 inches

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Set tanks in area to accommodate basement plumbing. Pump to D-Box to begin installation. Mark D-Box with PVC marker that extends 6-8" above finished grade. Owner responsible for maintaining soil test borings that identify permitted septic system are. Contact MCEH with questions.

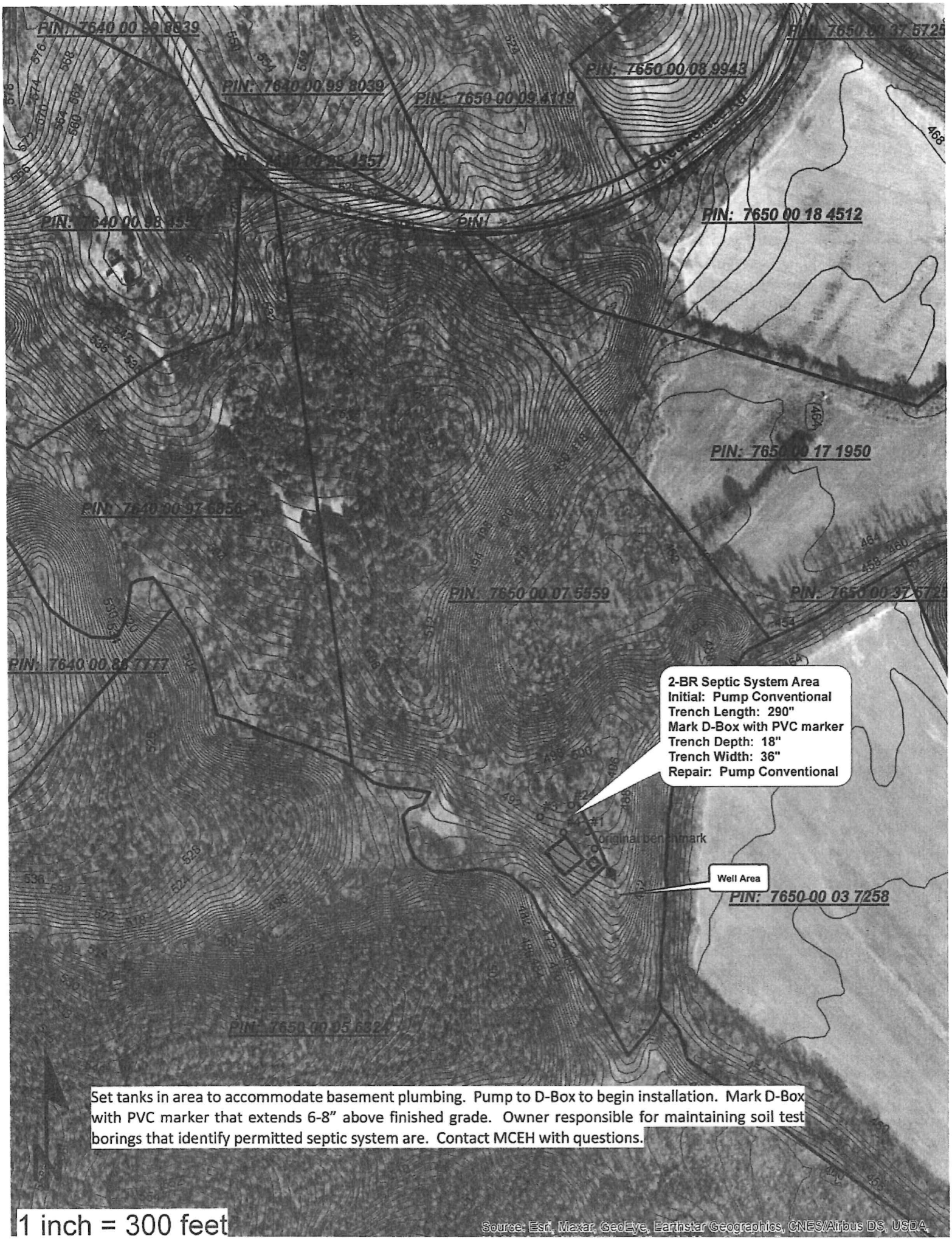
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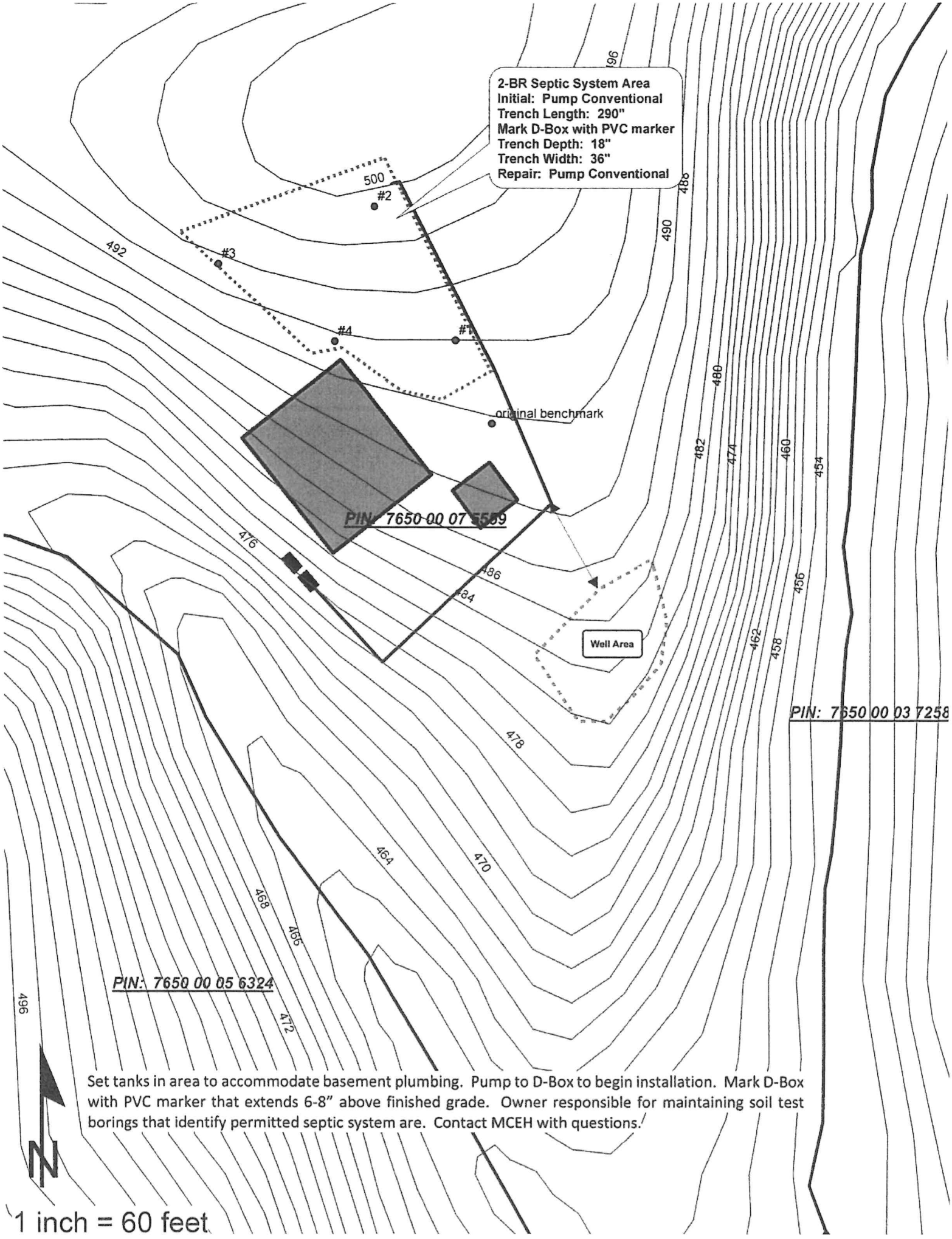
****If applicable:**

I understand this Improvement Permit and/or Construction Authorization is different from the original requests on the relevant application. I accept the specifications of this permit, including the site sketch.

Applicant/Legal Representative Signature: | **Date:**

Authorized State Agent: Scott Cole | Date: 4/9/2021


PIN: 7640 00 99 8039
PIN: 7650 00 08 9943
PIN: 7650 00 09 4119
PIN: 7650 00 18 4512
PIN: 7650 00 17 1950
PIN: 7640 00 97 6956
PIN: 7650 00 07 5559
PIN: 7640 00 86 7777
PIN: 7650 00 03 7258
PIN: 7650 00 05 6324
2-BR Septic System Area
Initial: Pump Conventional
Trench Length: 290"
Mark D-Box with PVC marker
Trench Depth: 18"
Trench Width: 36"
Repair: Pump Conventional
original benchmark
Well Area
Set tanks in area to accommodate basement plumbing. Pump to D-Box to begin installation. Mark D-Box with PVC marker that extends 6-8" above finished grade. Owner responsible for maintaining soil test borings that identify permitted septic system are. Contact MCEH with questions.
1 inch = 300 feet
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA


2-BR Septic System Area
Initial: Pump Conventional
Trench Length: 290"
Mark D-Box with PVC marker
Trench Depth: 18"
Trench Width: 36"
Repair: Pump Conventional
#2
#3
#4
#1
original benchmark
Well Area
PIN: 7650 00 07 5509
PIN: 7650 00 03 7258
PIN: 7650 00 05 6324
500
492
490
488
486
484
482
480
478
476
474
472
470
468
466
464
462
460
458
456
454
496
Set tanks in area to accommodate basement plumbing. Pump to D-Box to begin installation. Mark D-Box with PVC marker that extends 6-8" above finished grade. Owner responsible for maintaining soil test borings that identify permitted septic system are. Contact MCEH with questions.
N
1 inch = 60 feet

MONTGOMERY COUNTY
ENVIRONMENTAL HEALTH

Soil Evaluation

DEPARTMENT OF ENVIRONMENT,
HEALTH & NATURAL RESOURCES
DIVISION OF ENVIRONMENTAL HEALTH

SUBDIVISION:
SECTION/PHASE:
LOT #

SHEET ___ OF ___
PROPERTY I.D. # 7650 00 07 5559
DATE: 3/24/2021
COUNTY: MONTGOMERY
ADDRESS: 1852 Okeewemee Rd.
SEPTIC #: 2021066
WELL #:
BUILDING PERMIT #:

FACTORS		PROFILES									
		1	2	3	4	5	6	7	8	9	10
LANDSCAPE POSITION	.1940	L	L	L/S	L						
SLOPE (%)	.1940	7%	7%	6%	7%						
HORIZON 1 DEPTH		0-40	0-8	0-33	0-10						
Texture Group	.1941(A)(1)	C	CL	C	CL						
Consistence	.1941	F	F	F	F						
Structure	.1941(A)(2)	BK	WBK	BK	WBK						
Mineralogy	.1941(A)(3)	SEXP	SEXP	SEXP	SEXP						
HORIZON 2 DEPTH		40"	8-28	33"	10-30						
Texture Group	.1941(A)(1)	Rock	C	Rock	C						
Consistence	.1941		F		F						
Structure	.1941(A)(2)		BK		BK						
Mineralogy	.1941(A)(3)		SEXP		SEXP						
HORIZON 3 DEPTH			28-36		30-40						
Texture Group	.1941(A)(1)		CL(BC)		CL(BC)						
Consistence	.1941		F		F						
Structure	.1941(A)(2)		WBK		WBK						
Mineralogy	.1941(A)(3)		SEXP		SEXP						
HORIZON 4 DEPTH			36"		40"						
Texture Group	.1941(A)(1)		Sap		Sap						
Consistence	.1941										
Structure	.1941(A)(2)										
Mineralogy	.1941(A)(3)										
SOIL WETNESS	.1942										
RESTRICTIVE HORIZON	.1944										
SAPROLITE	.1943/.1956	40"	36"	33"	40"						
CLASSIFICATION	.1948	P.S.	P.S.	P.S.	P.S.						
LONG TERM ACCEPTANCE RATE	.1955	.300	.275	.275	.300						
AVAILABLE SPACE (1945):											

OTHER FACTORS (1946):
OTHER FACTORS (1946):

SITE LONG TERM ACCEPTANCE RATE: .275

SITE CLASSIFICATION (1948): P.S.

SYSTEM TYPE: IIIb / IIIg

EVALUATED BY: Scott Cole

OTHERS PRESENT:

COMMENTS:

Lot # ___

Parcel ID#: 7650000755559
(Available at Tax Office)

Department Use Only	
Application #:	2021068
Application Date:	3/18/21

pd. 150.00 3/18/21

Montgomery County Central Permitting

Environmental Health Section
444 N. Main St., Troy, NC 27371
(910) 572-8175 (office) (910) 576-0043 (fax)

Application for Services

☒ Improvement Permit ("Perc" test) (5 year expiration)
☐ Improvement Permit (The LSS Evaluation attached to this application is to be used to produce design and construction features for permitting in accordance with SL 2018-114 Section 11.(c))
☐ Improvement Permit (No Expiration) (additional survey required + other requirements)
Residential - ☐ MINIMUM - 2 Bedrooms ($150.00) ☐ 3 Bedrooms ($200.00) ☐ 4 Bedrooms ($300.00)
Commercial - ☐ up to 480+gpd($500.00+Surcharge)
☐ Improvement Permit for Expansion to existing system. ($150.00) less than 480 gallons (200.00) 480 gallons and up or commercial
☐ Authorization for Wastewater System Construction (Expires 5 years from IP date -**Needed for building permit and installing system**) ($100.00 – no pump or $150.00 – with pump)
☐ Repair Existing Septic System ($0.00) (additional paperwork must be completed)

***Clearing/underbrushing/backhoe pits may be required.**
****Mark existing utilities. The Montgomery County Health Department is not responsible for damages.**
***** Authorization for Wastewater System Construction must be complete prior to issuance of any building permits.**

Applicant's Name: Danny Alderman — Home Phone: 336-402-4397
Mailing Address: 108 Cardinal Ave Troy, NC 27371 — Work Phone: same
Email Address: taldermen19ue@yahoo.com

Owner's Name: Danny & Tanna Alderman — Home Phone: ↓
Mailing Address: 108 Cardinal Ave Troy, NC 27371 — Work Phone:

Directions to Property and 911 address: 1852 Okeewemee Rd. Troy, NC 27371
From Troy turn right onto Floyd Farm Rd. At stop sign turn left onto Okeewemee Rd. Go approx. 1.5 miles. Entrance on right just past school bus sign

Subdivision/Mobile Home Park Name: _____ Section #: _____ Lot #: _____

Proposed Facility

House X Manufactured Home ____ Commercial ____ Other (describe): _____
Number of Bedrooms: 2 Number of Occupants: 2 Number of Employees:(businesses only) ____
*If applying for **expansion**, please indicate number of bedrooms before ____ and after expansion ____
Maximum Dimensions of Residence/Building: _____
Basement: Yes X No ☐ Plumbing Fixtures in Basement: Yes X No ☐

Type of Water Supply

County/Town____ Private X (new or existing) Other_____

Please indicate desired system type:

X Conventional/Modified Conventional/Accepted _____ Innovative _____ Alternative/Other

Please answer the following. If the answer to any question is "yes", applicant must attach supporting documentation.

☐ Yes ☒ No Is the site located in any designated wetlands?
☐ Yes ☒ No Is any wastewater going to be generated on the site other than domestic sewage?
☐ Yes ☒ No Is the site subject to approval by any other public agency?

****Permits are subject to revocation if the site plan or plat, whichever is applicable, or the intended use changes.**

I have read this application and certify that the information provided herein is true, complete, and correct to the best of my knowledge, and is given in good faith. I understand that any or all permits applied for or granted shall be void if any of the information is incorrect or false, or if the site is altered. Permission is granted to the Montgomery County Health Department to perform the necessary evaluations and inspections on the property.

Danny Alderman
Owner/Legal Representative

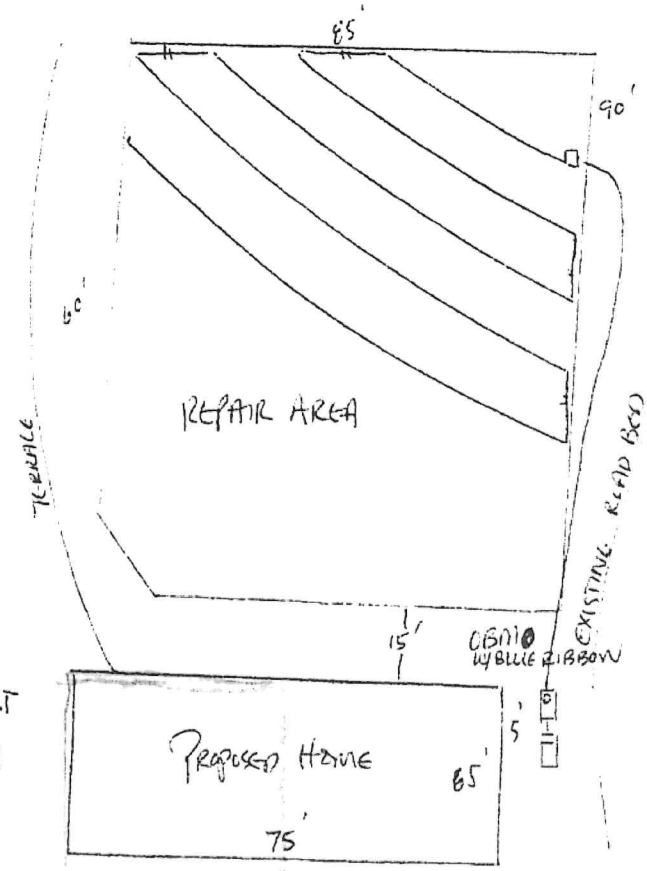
3-14-21
Date

Montgomery County Health Department
Environmental Health Section

SITE SKETCH

Applicant James C. Maness Permit Number: 2014072

Scale: 1" = NOT TO SCALE



* ~32 ACRES

* ORANGE BENCH MARK MUST REMAIN IN PLACE THROUGH SYSTEM INSTALLATION.

* CONTOUR MAY FROM SKETCH

* WELL CAN BE LOC 50' FROM RIVER/BRA 100' FROM SEPTIC

* HOUSE LOCATION SH FORWARD FROM STAK LOCATION.

BRANCH

LOST FORK LITTLE RIVER

***CONDITIONS: KEEP NITRIFICATION LINES IN DESIGNATED SOIL AREA, AS INDICATED ON THIS SITE SKETCH. INSTALL NITRIFICATION TRENCHES ON CONTOUR OF LAND USING AN ENGINEER'S LEVEL. SOLID PVC PIPE MUST BE USED IN ANY STEPDOWNS INSTALLED TO AVOID CRUSHING.

I, EUGENE M. GARNER, CERTIFY THAT
THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION; I.E. A RECOMBINATION.

I, EUGENE M. GARNER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; DEED OF REFERENCE RECORDED IN DEED BOOK 370 PAGE 343, MONTGOMERY COUNTY REGISTRY; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 1ST DAY OF JAN A.D., 2003.

NORTH CAROLINA PROFESSIONAL SEAL L-3904 LAND SURVEYOR EUGENE M. GARNER

Eugene M. Garner
EUGENE M. GARNER PLS L-3904

STATE OF NORTH CAROLINA
MONTGOMERY COUNTY

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 PLAT CABINET D AT SLIDE 164 THIS THE 6th DAY OF January AT 2:30 O'CLOCK, P M.

Kay B. Harris
REGISTER OF DEEDS

THIS PROPERTY IS EXEMPT FROM THE SUBDIVISION REGULATIONS UNDER PARAGRAPH 1, ARTICLE V, SECTION 501 OF THE MONTGOMERY COUNTY SUBDIVISION ORDINANCE.

Phil Hanley 1-27-03
SUBDIVISION ADMINISTRATOR

I CERTIFY THAT THE PLAT SHOWN HEREON IS NOT WITHIN THE WATERSHED PROTECTION DISTRICT OR COMPLIES WITH THE WATERSHED PROTECTION DISTRICT FOR MONTGOMERY COUNTY AND IS APPROVED BY THE PLANNING BOARD FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.

1-27-03
DATE

Phil Hanley
WATERSHED ADMINISTRATOR
MONTGOMERY COUNTY, NORTH CAROLINA

I, [illegible] REVIEW OFFICER OF MONTGOMERY COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

1-27-03
DATE

REVIEW OFFICER

LEGEND

UNLESS OTHERWISE DENOTED:
- O = SET IRON ROD
- ● = EXISTING IRON PIPE
- ⊠ = EXISTING CONCRETE MONUMENT
- CL = CENTERLINE
- PK = P-K BRAND MASONRY NAIL
- SRR = SET RAILROAD SPIKE
- ⌀ = POWER POLE
- FPK= PK NAIL FOUND
- FRR = FOUND RAILROAD SPIKE
- SPK = PK NAIL SET
- TP = TELEPHONE POLE
- ▲ = RIGHT OF WAY MONUMENT
- ◇ = POINT NOT SET
- R/W = PUBLIC ROAD RIGHT OF WAY
- ——X——X— = FENCE
- —·—·—·—·— = OVERHEAD POWER LINE

SPECIAL NOTES:
- LINES NOT SURVEYED ARE SHOWN DASHED.
- AREA DETERMINED BY COMPUTER.
- NO NCGS OR OTHER CONTROL FOUND WITHIN 2000'.
- POINTS IN CENTERLINE OF STREAMS WERE NOT SET.
- MINIMUM LOT SIZE: 21,780 SQUARE FEET
  REQUIRED SETBACKS:
  FRONT 30'
  SIDE 10'
  REAR 20'

CALLS ALONG THE CENTERLINE OF OKEEWEMEE STAR RD. (SR 1340)

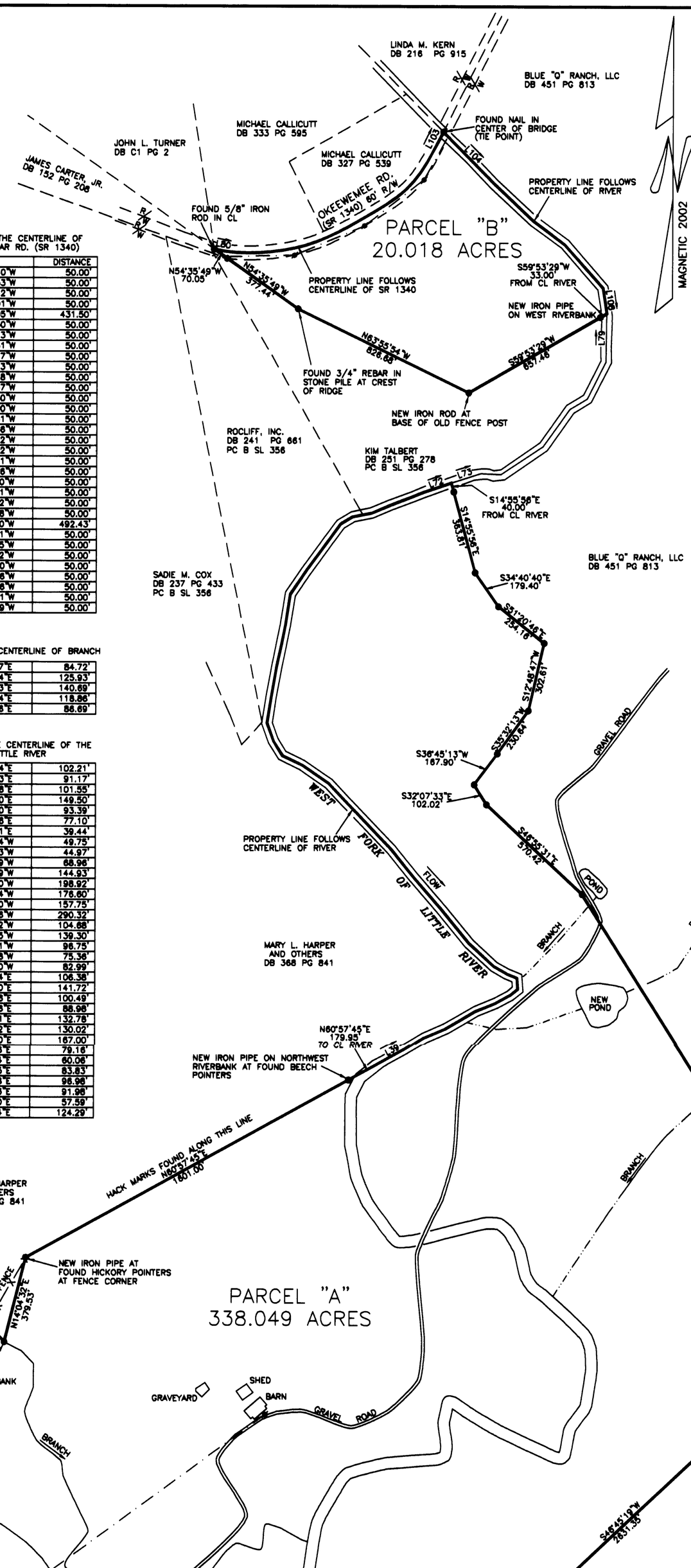
LINE	BEARING	DISTANCE
L1	N37°02'40"W	50.00'
L2	N41°27'53"W	50.00'
L3	N44°07'42"W	50.00'
L4	N45°24'01"W	50.00'
L5	N46°14'05"W	431.50'
L6	N46°31'30"W	50.00'
L7	N47°28'13"W	50.00'
L8	N48°53'51"W	50.00'
L9	N50°43'47"W	50.00'
L10	N54°01'23"W	50.00'
L11	N58°01'28"W	50.00'
L12	N62°35'57"W	50.00'
L13	N67°03'50"W	50.00'
L14	N70°02'00"W	50.00'
L15	N72°03'31"W	50.00'
L16	N73°51'38"W	50.00'
L17	N75°29'42"W	50.00'
L18	N78°10'02"W	50.00'
L19	N82°56'01"W	50.00'
L20	N86°44'28"W	50.00'
L21	S87°51'20"W	50.00'
L22	S83°13'31"W	50.00'
L23	S82°00'12"W	50.00'
L24	S80°50'48"W	50.00'
L25	S80°24'10"W	492.43'
L26	S82°32'11"W	50.00'
L27	S84°02'55"W	50.00'
L28	S86°42'22"W	50.00'
L29	N87°46'00"W	50.00'
L30	N79°35'16"W	50.00'
L31	N71°31'56"W	50.00'
L32	N80°44'01"W	50.00'
L33	N51°26'59"W	50.00'

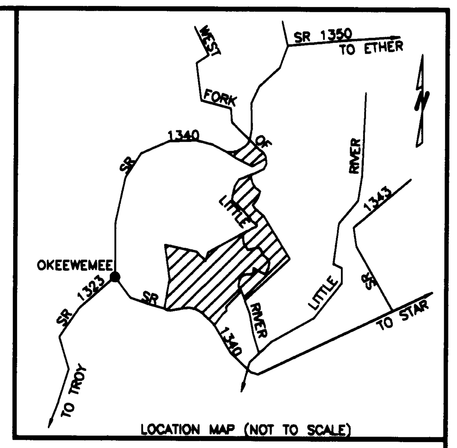
CALLS ALONG THE CENTERLINE OF BRANCH

L34	S35°58'27"E	84.72'
L35	S40°26'54"E	125.93'
L36	S49°30'33"E	140.69'
L37	S48°15'34"E	118.86'
L38	S41°32'08"E	86.89'

CALLS ALONG THE CENTERLINE OF THE WEST FORK OF LITTLE RIVER

L39	N60°09'44"E	102.21'
L40	N58°38'43"E	91.17'
L41	N66°43'58"E	101.55'
L42	N59°14'40"E	149.50'
L43	N67°29'20"E	93.39'
L44	N61°32'38"E	77.10'
L45	N50°33'11"E	39.44'
L46	N03°55'14"W	49.75'
L47	N68°15'43"W	44.97'
L48	N80°21'29"W	68.98'
L49	N48°58'19"W	144.03'
L50	N38°59'30"W	198.92'
L51	N40°55'14"W	176.80'
L52	N38°48'50"W	157.75'
L53	N43°48'28"W	290.32'
L54	N43°25'32"W	104.68'
L55	N55°17'45"W	139.30'
L56	N64°15'11"W	98.75'
L57	N31°47'58"W	75.36'
L58	N19°53'10"W	82.99'
L59	N08°44'54"E	106.36'
L60	N10°04'10"E	141.72'
L61	N11°49'18"E	100.49'
L62	N11°15'18"E	88.98'
L63	N06°58'21"E	132.78'
L64	N34°00'42"E	130.02'
L65	N33°57'10"E	167.00'
L66	N35°53'58"E	79.16'
L67	N59°13'04"E	60.06'
L68	N76°25'25"E	83.83'
L69	N67°25'48"E	98.98'
L70	N69°13'33"E	91.98'
L71	N68°18'02"E	57.59'
L72	N71°03'24"E	124.29'





LOCATION MAP (NOT TO SCALE)

CALLS ALONG THE CENTERLINE OF THE WEST FORK OF LITTLE RIVER SERVING AS A TIE BETWEEN PARCELS "A" AND "B"

L73	N72°26'33"E	135.28'
L74	S87°18'31"E	85.75'
L75	N55°50'03"E	220.17'
L76	N35°33'09"E	198.74'
L77	N56°17'28"E	87.89'
L78	N26°46'24"E	178.08'
L79	N00°55'09"E	211.49'

CALLS ALONG THE CENTERLINE OF OKEEWEMEE RD. (SR 1340)

L80	S79°28'56"E	50.00'
L81	S83°30'46"E	50.00'
L82	S87°56'56"E	50.00'
L83	N88°00'07"E	50.00'
L84	N85°00'40"E	50.00'
L85	N82°24'43"E	50.00'
L86	N79°28'16"E	50.00'
L87	N75°48'56"E	50.00'
L88	N71°38'02"E	50.00'
L89	N67°18'18"E	50.00'
L90	N64°25'20"E	50.00'
L91	N62°23'45"E	50.00'
L92	N60°50'32"E	50.00'
L93	N59°47'41"E	50.00'
L94	N59°08'59"E	50.00'
L95	N58°02'19"E	50.00'
L96	N55°07'90"E	50.00'
L97	N49°59'40"E	50.00'
L98	N43°51'22"E	50.00'
L99	N37°12'20"E	50.00'
L100	N32°21'23"E	50.00'
L101	N29°16'12"E	50.00'
L102	N27°37'16"E	50.00'
L103	N27°24'53"E	51.33'

CALLS ALONG THE CENTERLINE OF THE WEST FORK OF LITTLE RIVER

L104	S44°38'33"E	324.34'
L105	S46°40'30"E	223.03'
L106	S52°52'45"E	175.61'
L107	S41°28'01"E	248.42'
L108	S06°37'17"E	112.70'

1-26-2003
8:30AM

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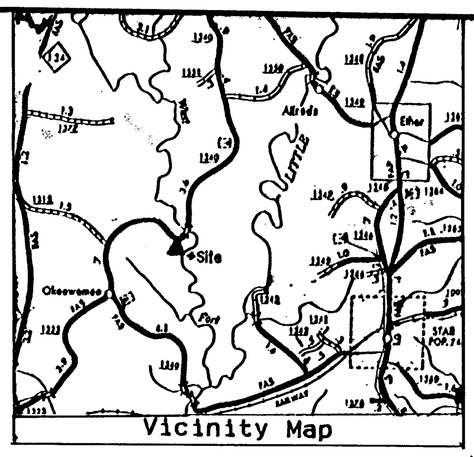
5-15-89 3:30PM $20.00pd.

Plat for :

TOMMIE MANE

Little River Town
Montgomery County,

Total Area = 64.9



Gene Maness
181-4

MAGNETIC NORTH
August 1982

James Carter DB. 152 P. 208

Henry Allen

C.J. Kerns
215-903

① 16.24 Ac.

② 16.25 Ac.

③ 16.25 Ac.

④ 16.25 Ac.

NORTH CAROLINA
MONTGOMERY COUNTY

I, James L. Wright, certify that this plat was drawn from an actual survey done in August 1982 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 1/20,000'+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature and official seal this the 4th day of August 1988.

James L. Wright
SURVEYOR
RLS-1418

833 OAK STREET
TROY, NC 27371

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

North Carolina, Montgomery County

I, a Notary Public of the County and State aforesaid, certify that James L. Wright, a Registered Land Surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this the 22nd day of June 1988.

Toni C. Hendren
NOTARY PUBLIC

My commission expires 10-18-88

TONI C. HENDREN NOTARY PUBLIC MONTGOMERY COUNTY, N. C.

Deed Ref. 45-520
102-65

200 100 0 200 400 600
SCALE IN FEET

STATE OF NORTH CAROLINA
MONTGOMERY COUNTY

The foregoing certificate(s) of Toni C. Hendren 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 Plat Cabinet B at Slide 35e. This the 25 day of May, 1989 at 3:30 o'clock, P.M.

Sally M. Morris by: Karol Ingram
Register of Deeds

IMPROVEMENT PERMIT

Montgomery County Health Department - Env
444 N. Main Street
Troy, NC 27371
Phone: (910) 572-8175

For Office Use Only

*CDP File Number	458550 - 1
County ID Number:	7650 00 07 5559
Evaluated For:	NEW

PERMIT VALID UNTIL: 09/08/2030

***NOTE TO INSPECTIONS DIVISION:** Building Permits cannot be issued with this Improvement Permit.

Applicant:	JOSEPH ALAN BARNEY
Address:	25185 FRICK RD
City:	RICHFIELD
State/Zip:	NC 28127
Phone #:	home: (434) 710-0101

Property Owner:	JOSEPH ALAN BARNEY
Address:	25185 FRICK RD
City:	RICHFIELD
State/Zip:	NC. 28127
Phone #:	home: (434) 710-0101

Property Location & Site Information

Address: OKEEWEMEE RD Troy, NC 27371
Subdivision:
Block/Phase: NEW
Lot:

Road #:
Structure: SINGLE FAMILY
# of Bedrooms: 3
# of People: 6
*Water Supply: N/A

Directions

1852 OKEEWEMEE RD, Troy NC 27371

System Specifications

Initial System

Usable Soil Depth: 42
Design Flow: 360
Soil Application Rate: 0.3000

Minimum Trench Depth: 24 Inches
Maximum Trench Depth: 30 Inches

*System Classification/Description:
TYPE II A. CONV SYSTEM (SINGLE-FAMILY OR 480 GPD OR LESS)

Septic Tank: 1000 Gallons
Pump Required ◯ Yes (X) No ◯ May Be Required

*Proposed System:
CONVENTIONAL

Pump Tank: _____ Gallons

Repair System Required: (X) Yes ◯ No ◯ No, but has Available Space

Repair System

Usable Soil Depth: 42
Soil Application Rate: 0.300

Minimum Trench Depth: 24 Inches
Maximum Trench: Depth: 30 Inches

*System Classification/Description:
TYPE II A. CONV SYSTEM (SINGLE-FAMILY OR 480 GPD OR LESS)

Pump Required: ◯ Yes ◯ No ◯ May Be Required

*Proposed System: CONVENTIONAL

Pump Tank: _____ Gallons

No grading or construction activity is allowed in areas designated for system and repair without approval of Health Department.

***Site Modifications**

The issuance of this permit by the Health Department in no way guarantees the issuance of other permits. The permit holder is responsible for checking with appropriate governing bodies in meeting their requirements.

***Permit Conditions**

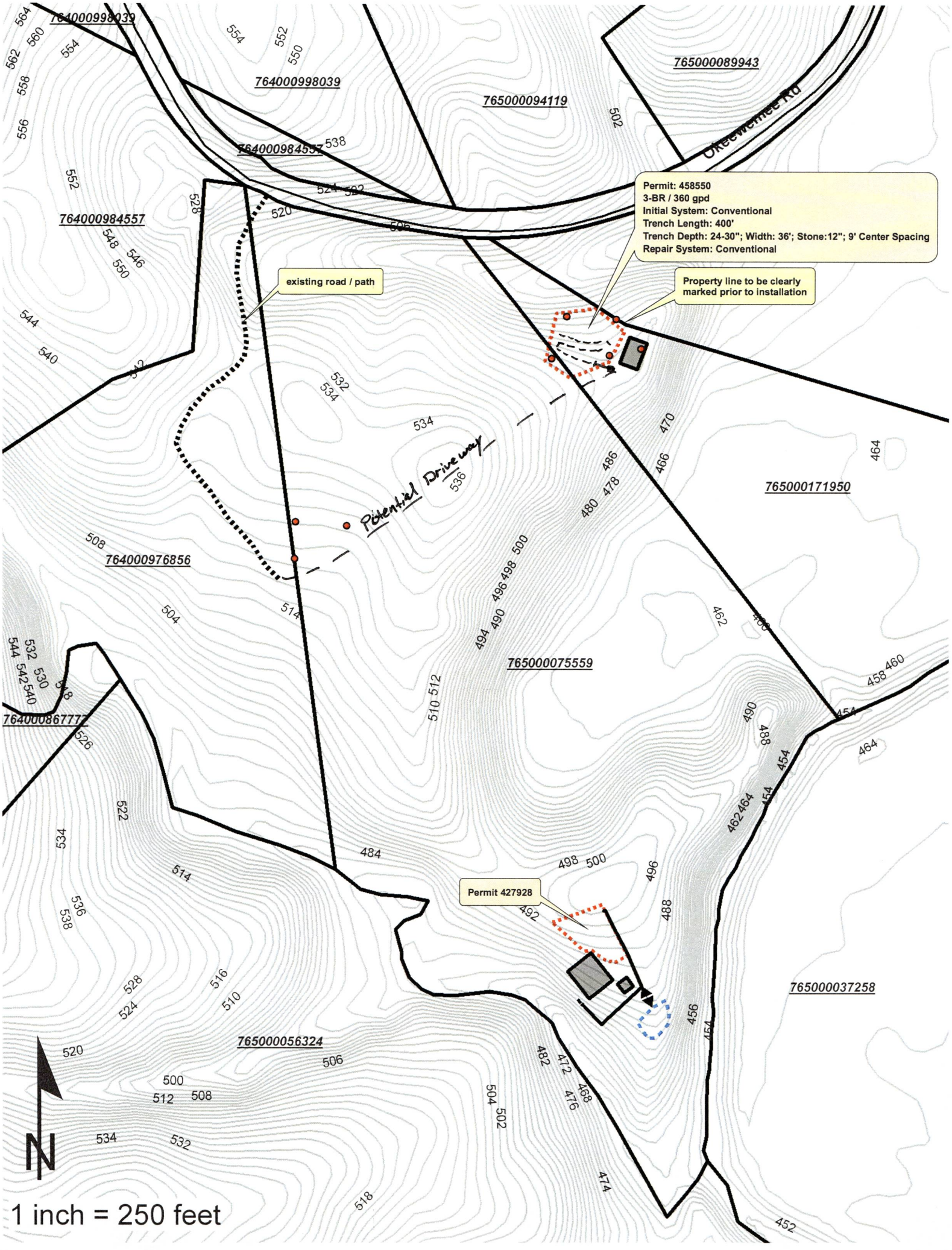
Permit issued for 3-BR SFR (360 gpd)
Initial and Repair: Conventional
Length: 400'; Depth: 24-30"; Width: 36"; Stone: 12"; 9' center spacing
Property line adjacent to system area to be flagged prior to installation.

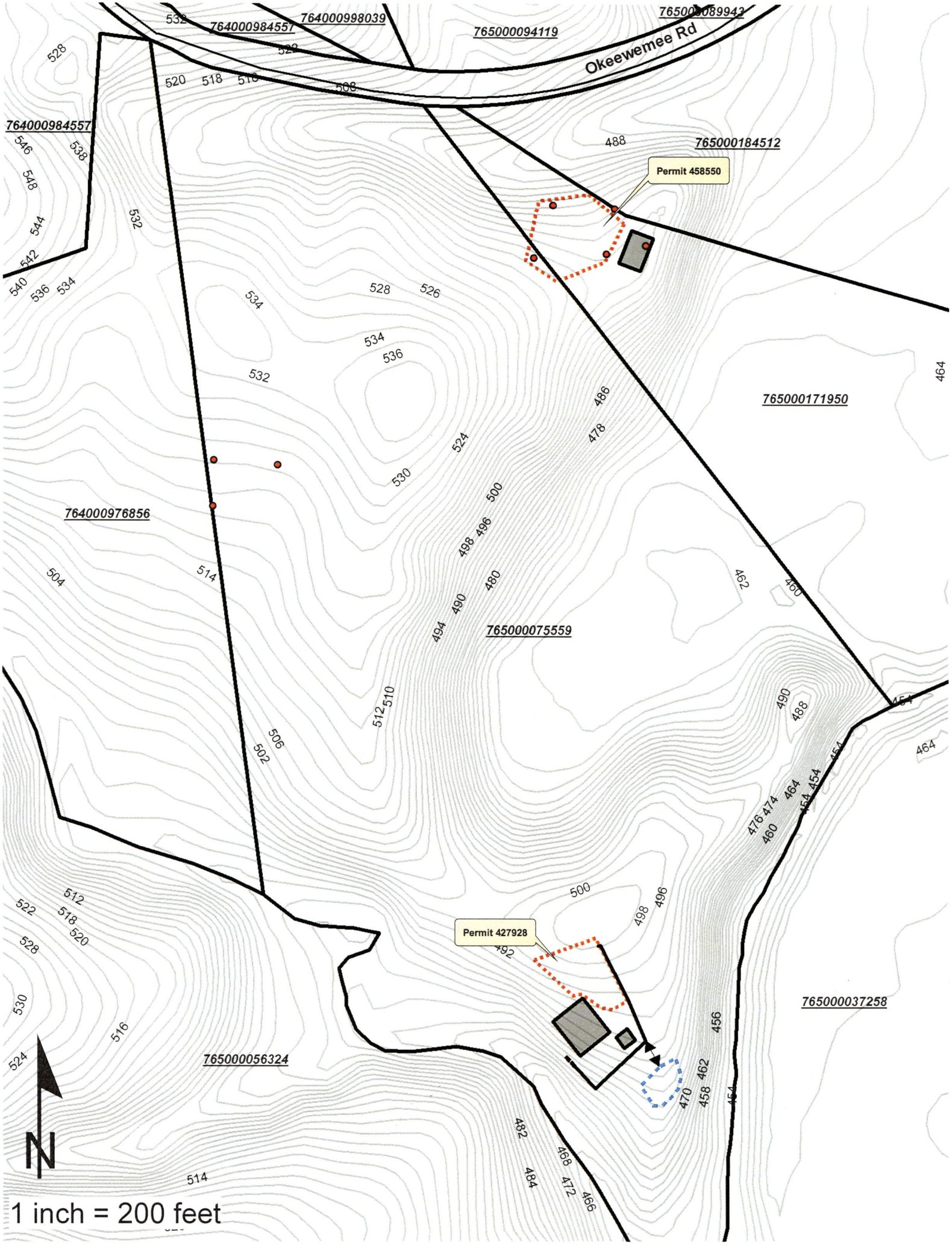
The Department and Local Health Department may impose conditions on the issurance and may revoke the permits for failure of the system to satisfy the conditions, the rules, or this article. This permit is subject to revocation it the site plan, plat, or intended use changes (NCGS 130A-335(f)). The person owning or controlling the system location, installing, operation, maintenance, monitoring, reporting, and repair (per rule .0301((a).

Authorized State Agent: Cole, Scott Date of Issue: 09/08/2025

Total TIme: (HH:MM)

☑ Hand Drawing ○ Import Drawing ****Site Plan/Drawing attached.**** ____ : ____

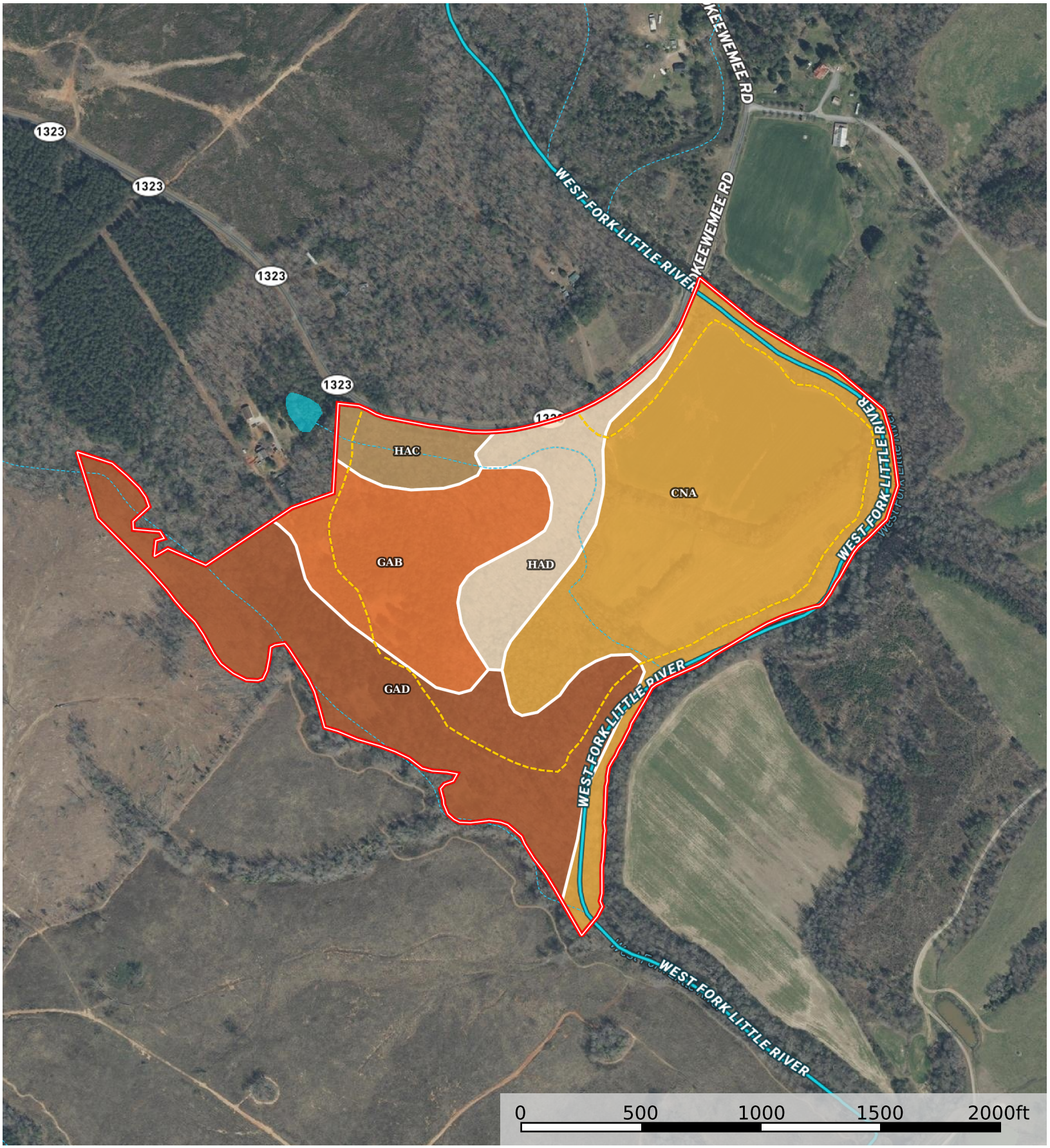

764000998039
764000998039
765000089943
765000094119
Okeechobee Rd
764000984557
764000984557
Permit: 458550
3-BR / 360 gpd
Initial System: Conventional
Trench Length: 400'
Trench Depth: 24-30"; Width: 36'; Stone:12"; 9' Center Spacing
Repair System: Conventional
existing road / path
Property line to be clearly marked prior to installation
Potential Driveway
765000171950
764000976856
765000075559
764000867777
Permit 427928
765000037258
765000056324
1 inch = 250 feet


Okeewemee Rd
764000984557
764000998039
765000094119
765000089943
764000984557
765000184512
Permit 458550
765000171950
764000976856
765000075559
Permit 427928
765000037258
765000056324
1 inch = 200 feet

Okeewemee Road Tract

North Carolina, AC +/-

AFM REAL ESTATE



Road / Trail Boundary 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 85.9 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CnA	Chenneby silt loam, 0 to 2 percent slopes, frequently flooded	37.49	43.64	0	74	4w
GaD	Georgeville silt loam, 15 to 25 percent slopes	23.24	27.05	0	63	4e
GaB	Georgeville silt loam, 2 to 8 percent slopes	13.72	15.97	0	74	2e
HaD	Herndon silt loam, 15 to 25 percent slopes	7.84	9.13	0	62	4e
HaC	Herndon silt loam, 8 to 15 percent slopes	3.61	4.2	0	72	4e
TOTALS		85.9(*)	100%	-	69.84	3.68

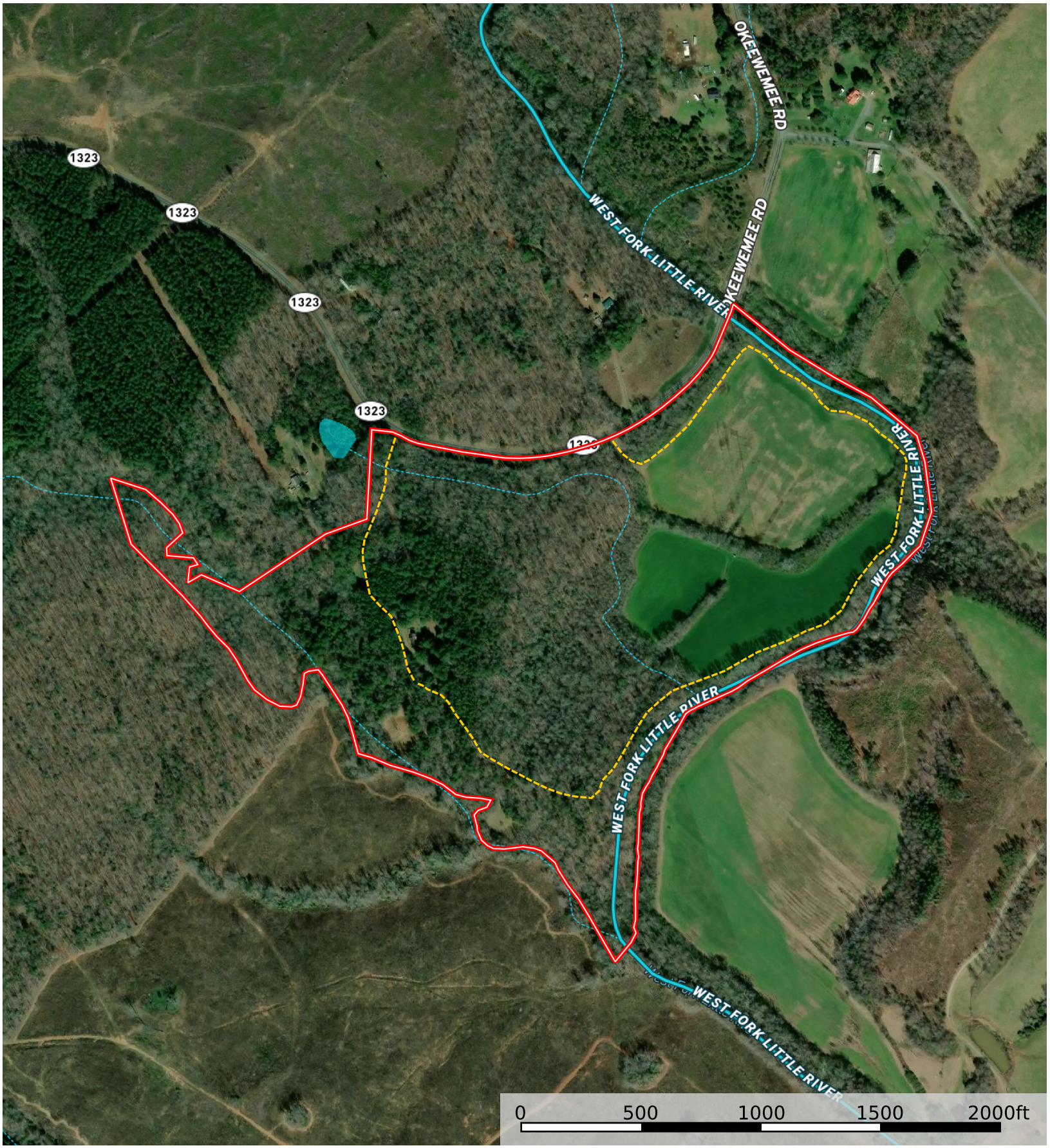
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



Okeewemee Road Tract

North Carolina, AC +/-

AFM REAL ESTATE

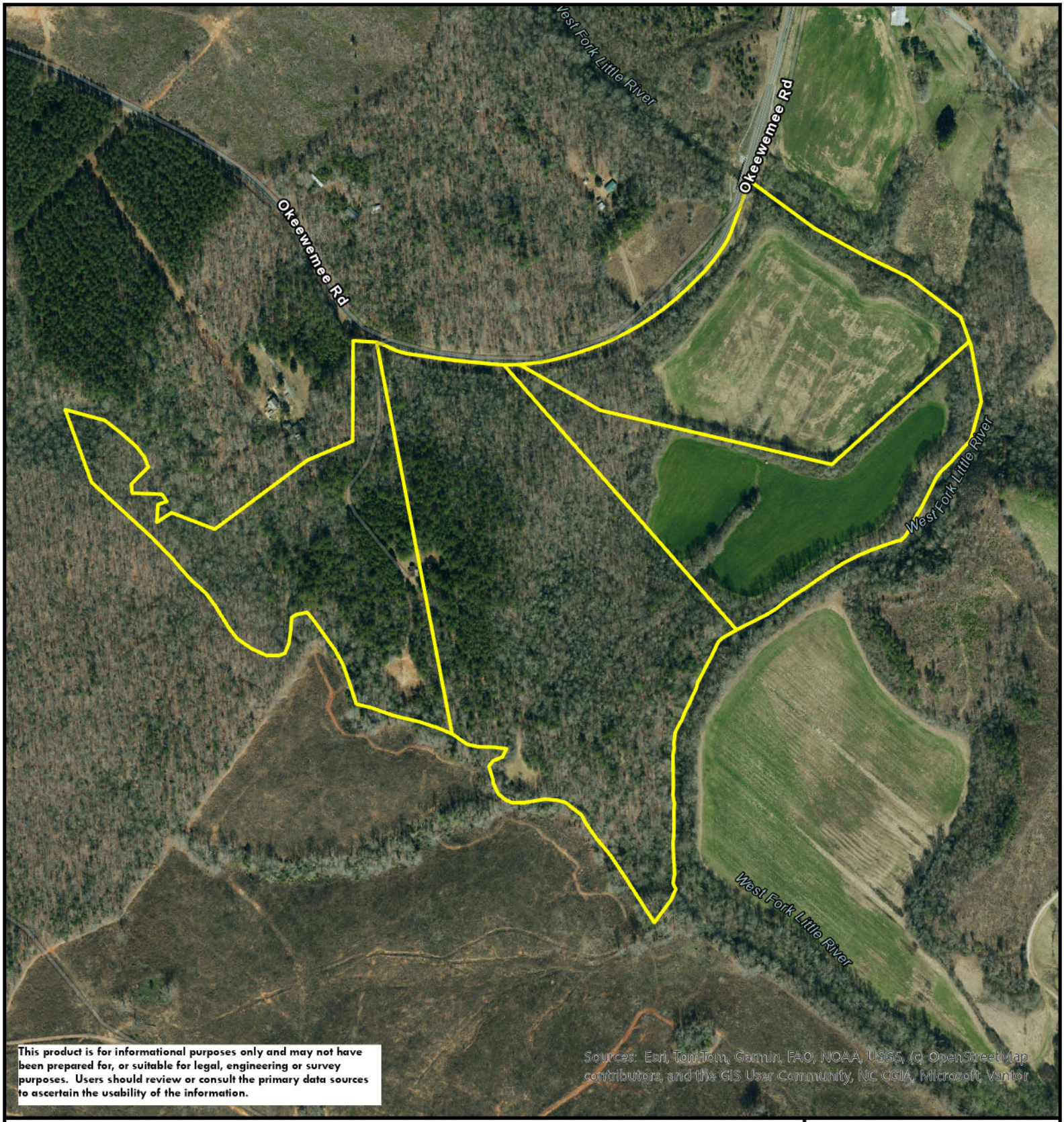


Road / Trail Boundary Stream, Intermittent River/Creek Water Body

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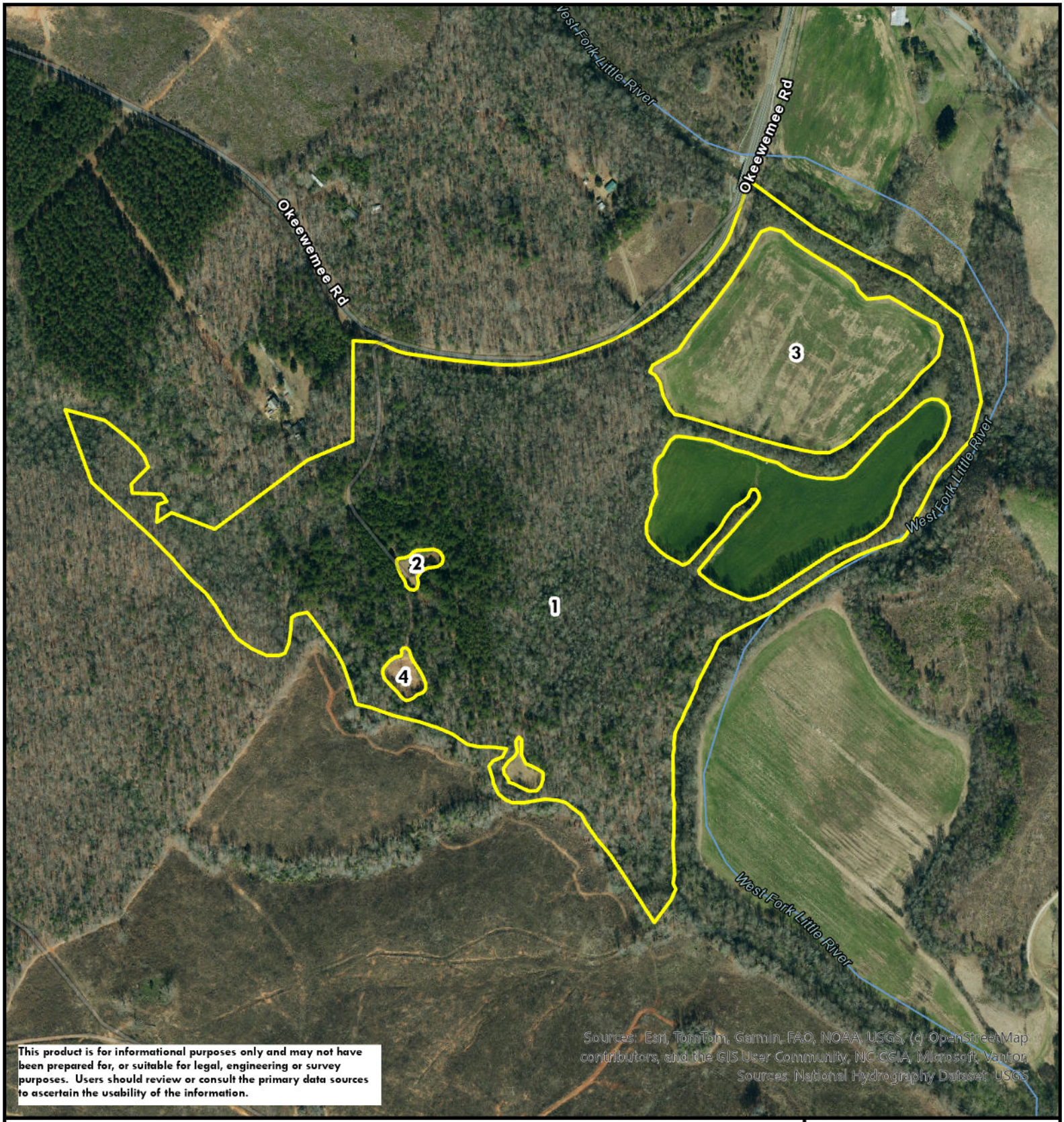


OKEEWEMEE TRACT

COUNTY: MONTGOMERY
STATE: NC
ACRES: ±85.01 AC

AFM REAL ESTATE

Jamie Lytton, RF
(M) 910.975.0262
AFM Real Estate
AFMRealEstate.com



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.

OKEEWEMEE TRACT			
STAND	DOM_S_NAME	YEAR_EST	ACRES
1	PINE-HARDWOOD	1960	63.48
2	OLD HOMESITE	-	0.32
3	FIELD	-	21.33
4	FOOD PLOTS	-	0.75

AFM REAL ESTATE

OKEEWEMEE TRACT

COUNTY: MONTGOMERY
STATE: NC
ACRES: ±85.01 AC

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