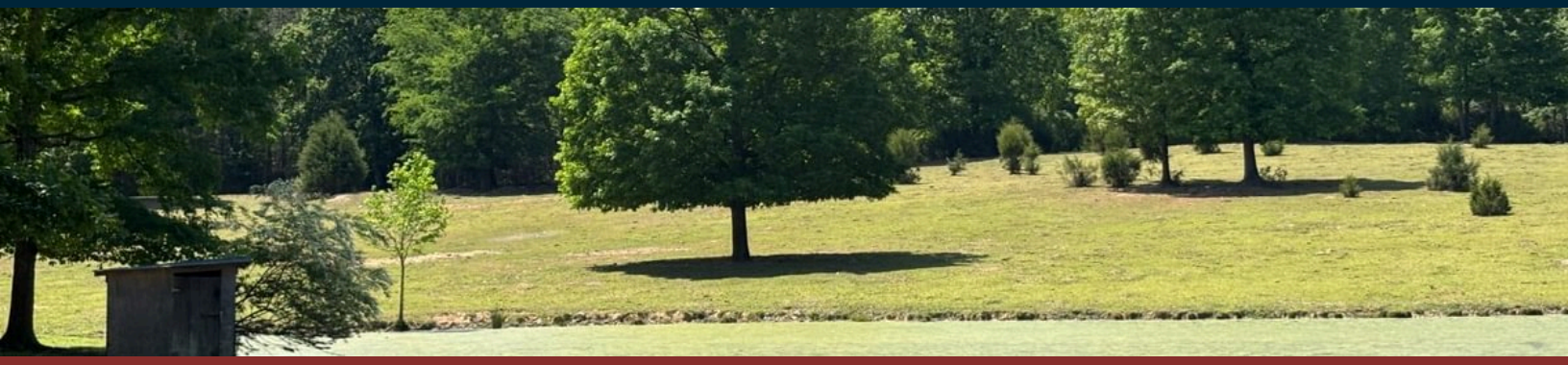


SOLD · SET PRICE

Ada Drive Tract

± 11 Acres | Montgomery County | North Carolina | Near Troy

Hidden Pasture Retreat in Montgomery County, NC – 10.65± Acres with Pond, Barns & Off-Grid Living Potential

PRICE	PRICE / ACRE	ACREAGE
$90,000	$8,451	± 11

PROPERTY OVERVIEW

Located in the quiet and scenic Pekin community of Montgomery County, this ±10.65 acre tract offers a rare opportunity to own a private, rural retreat in one of the most peaceful areas of the county. Tucked away off the beaten path, the property is accessed by an existing road with a deeded 20-foot right-of-way, providing entry while maintaining the secluded nature that makes this tract so appealing. Montgomery County Planning has clarified that an existing lot of record does not require a 45 foot easement. Power company will most likely need a wider easement to reach the property, however, and this should be noted. The property is primarily open pasture, gently rolling and well-suited for agricultural or recreational use, with scattered hardwoods adding character and shade throughout. A small pond is located on the tract, enhancing both the aesthetic appeal and usability for livestock or wildlife. At present, the pasture is being utili...

PROPERTY DETAILS

TYPE
Agriculture / Farmland (Fields)

ACCESS
Gravel Road · Legal Access

WATER FEATURES
Ponds

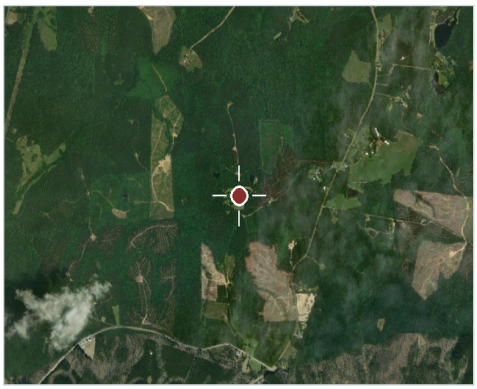
VIEWS
Pastureland · Pond · Timber

IMPROVEMENTS
Barn · Ponds · Roads

COUNTY TAX PARCEL IDS
7544 00 27 5926

DOCUMENTS INCLUDED
Aerial Tract Map · Deed · Plat 2 · Plat

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 14, 2026 · https://www.afmrealestate.com/properties/10.65-acres-land-for-sale-in-montgomery-county-north-carolina/ada-drive-tract

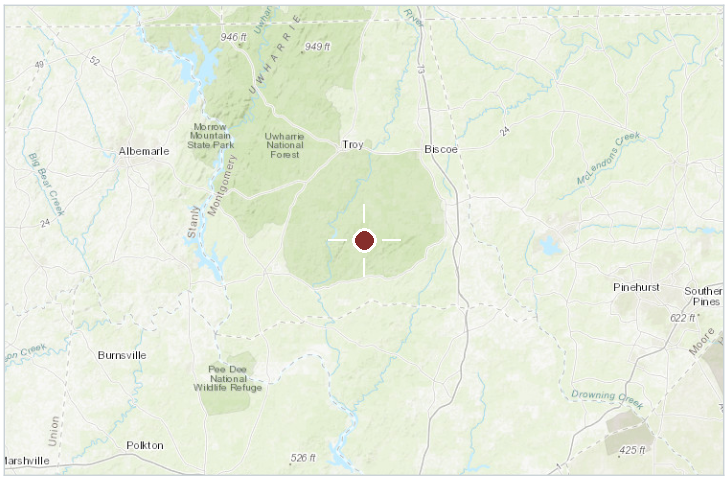
Property Photos

Ada Drive Tract · Montgomery County · North Carolina · Near Troy

Location & Access

Ada Drive 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

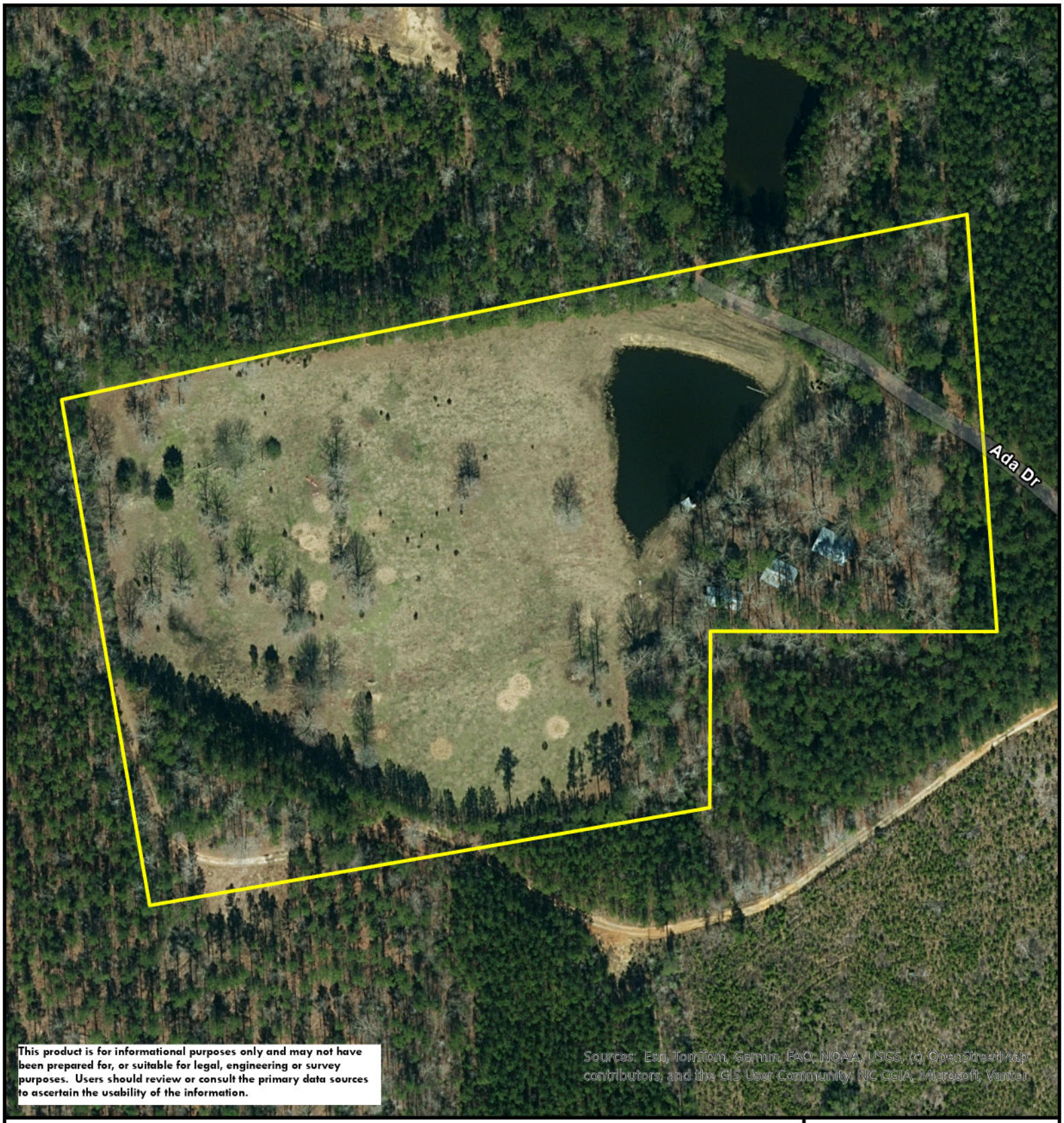
35.25285, -79.86247

COUNTY TAX PARCEL IDS

7544 00 27 5926

INTERACTIVE MAP

https://id.land/maps/26bf473f787cbf945498983657cbffe9/share



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

AFM REAL ESTATE

HARRIS TRACT

COUNTY: MONTGOMERY
STATE: NC
ACRES: ±10.65 AC

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

G3W

4

BOOK 784 PAGE 888(4) 349289

This document presented and filed:
02/15/2017 11:35:35 AM

Melissa F. Pipkin, Montgomery County, NC
REAL ESTATE EXCISE TAX: $7.00

$ 7.00 Rev.
$+ 26.00
$ 33.00 Pd

Excise Tax: $7.00
Prepared by: Garner & Williamson, P.A., Attorneys, 111 Courthouse Square, Troy, NC 27371
Brief Description for Index: 454 W. Spring, 121/123 Johnson, Lot 30, 893 N. Main and Pekin Road
PIN: 7538 09 16 6389, 7539 18 20 8924, 7539 18 21 7072, 7539 18 31 6778, 7539 18 31 8807, 7544 00 27 5926
NO TITLE EXAM

STATE OF NORTH CAROLINA

COUNTY OF MONTGOMERY

GENERAL WARRANTY DEED

THIS DEED made this the 14th day of February 2017, by and between

GRANTOR	GRANTEE
LONNIE MERLE HARRIS, WIDOW	**LONNIE MERLE HARRIS, WIDOW** **a 99% undivided interest** **and** **DANA LEIGH HARRIS** **a 1% undivided interest** **To be held among the 99% interest holder and the 1% interest holders as Joint Tenants with Right of Survivorship**
Does include primary residence	
	Address: 893 N. Main Street **Troy, NC 27371**

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 in fee simple absolute title as joint tenants with right of survivorship in that property situated in Montgomery County, North Carolina, being more particularly described as follows:

For property description see Exhibit A, attached hereto and incorporated herein by reference.

For title reference see Book 189, Page 189; Book 705, Page 772; Book 701, Page 177; Book 115, Page 289 and Book 381, Page 533 Montgomery County Registry. Paige Harris died December 31, 2010.

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 except for the exceptions hereinafter stated, if any.

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

Lonnie Merle Harris _____ SEAL
LONNIE MERLE HARRIS, WIDOW

STATE OF NORTH CAROLINA
COUNTY OF MONTGOMERY

I, a Notary Public in and for said County and State, do hereby certify that LONNIE MERLE HARRIS, WIDOW 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 seal, this the 14 day of February 2017

Sonya Williamson
NOTARY PUBLIC

My commission expires 9/25/2020

NOTARY SEAL

SONYA L. WILLIAMSON
MY COMM. EXP.
NOTARY
PUBLIC
8-25-20
MONTGOMERY COUNTY, NC

EXHIBIT "A"

PARCEL NO. 1:
BEGINNING at a stake on the Northwest side of West Spring Street, a corner with W.L. Hunsucker lot and 265.3 feet east of the intersection of the curb lines of Bill Hen Street and W. Spring Street in the Town of Troy, and running thence N. 07-12 E. 149.5 feet to an iron pipe; running thence South 84-34 East 100 feet to an iron pipe; running thence S. 07-14 West 149.5 feet to a stake on the northwest side of W. Spring Street; running thence along the northern right-of-way margin of W. Spring Street, N. 84-34 W. 100 feet to the point or place of beginning.

PARCEL NO. 2: Situate in the Troy Township, Montgomery County, North Carolina.
BEGINNING at an iron stake on the North side of the Shiloh Road, (said stake being N. 67 W. 131 feet from the West intersection of the Lovejoy Road) and runs thence with an agreed line with Mr. Claude Wallace, present N. 15 E. 150 feet to an iron stake, a corner of the lot heretofore sold to Claude Wallace by B. B. Moffitt, an agreed corner with Claude Wallace in the old line of the original lot; thence with the old line of the original lot; thence with the old line of the original lot N. 67 W. 79 feet to an iron stake, the Northwest corner of the original lot; thence with the old line of the old lot S. 15 West 150 feet to the old original Southwest corner of the original lot on the North side of the Shiloh Road; thence with the North side of the Shiloh Road; thence with the North side of the Shiloh Road S. 67 E. 79 feet to the BEGINNING.

PARCEL NO. 3:
Being Lots Nos. 7 and 8 of Block G of the G. F. Morris Estate Subdivision as shown by plat of same recorded in Book 1, Page 46, Montgomery County Registry. The above lots being a part of those lots contained in deed recorded in Book 94, Page 152, Montgomery County Registry. The lots front on Poplar Street and are 50 x 150 feet each.

PARCEL NO. 4: Lying and being on the East side of Lovejoy Road, North of Troy, and being a part of the Reynolds Heights Subdivision.
BEING all of Lots 9, 8, 7, 6, 5 and 4, as shown on plat of Reynolds Heights, recorded in Plat Book 2, Page 2A, Montgomery County Registry, to which reference is made for a more complete description.
THERE IS EXCEPTED AND RESERVED from this conveyance and from the lands described above, and conveyed by this deed, the southwest portion of Lot #5 and the southwest portion of Lot #4, the same being more particularly described as follows: BEGINNING at an iron stake in the East side of Lovejoy Road, a new corner in the West line of Lot #5, said stake being N. 12-30 East 5 feet from the Northwest corner of Lot #4 and runs a new line, South 68-00 E. 152 feet to an iron stake in the East line of Lot #4, and in the West line of Lot #68, and North 12-30 E. 5 feet from the Southeast corner of Lot #4, and runs thence South 12-30 W. 5 feet to an iron pin, the Northeast corner of Lot #3 and the Southeast corner of Lot #4; thence with the dividing lines between Lots 3 and 4, North 77-30 West 150 feet to an iron stake in the East edge of Lovejoy Road, said stake being the Northwest corner of Lot #3 and the Southwest corner of Lot #4; thence with the East edge of Lovejoy Road, North 12-30 East 30 feet to the point of beginning, as will appear by reference to a plat entitled "Lots No. 2,3,4,5,68,69,70,71,72 of the Reynolds Heights Subdivision, Troy, N.C.," dated October, 1970, prepared by D. M. Chappell, copy of which is attached hereto and made a part hereof.

PARCEL NO. 5: Lying and being on the East side of Lovejoy Road, North of Troy, and being a part of the Reynolds Heights Subdivision. BEING five lots in Reynolds Heights, Lots No. 68, 69, 70, 71 and 72, as shown on plat of Reynolds Heights, recorded in Plat Book 2 at Page 2A, Montgomery County Registry, to which map reference is made for a more complete description. THERE IS EXCEPTED AND RESERVED from this conveyance and from the lands described above and conveyed by this dee, the Southern portion of said five lots, more particularly described as follows: BEGINNING at a stake in the West line of Lot #68, said stake being N. 12-30 E. 5 feet from the Northeast corner of Lot #3 and the Southeast corner of Lot #4, and runs thence S. 68-00 E. 127 feet to a stake in the East line of Lot #72, said stake being North 12-30 E. 38.8 feet from the Southeast corner of Lot #72; thence South 12-30 W. 33.8 feet to an iron stake, said stake being the Southeast corner of Lot #72; thence N. 77-30 W. 125 feet to an iron stake, said stake being the Southeast corner of Lot #72, and the Southwest corner of Lot #68; thence N. 12-30 E. 55 feet to the point of beginning, as will appear by reference to a plat entitled "Lot Nos. 2, 3, 4, 5, 68, 69, 70, 71, 72 of the Reynolds Heights Subdivision, Troy, N.C," dated October, 1970, prepared by D.M. Chappell, copy of which is attached hereto and made a part hereof.

Parcel No. 6:

Being all of Lots Nos. 9 (Nine) and 10 (Ten) in Block "G" of the G. F. Morris heirs property according to map of same made by June A. Johnson, C.E., and recorded in Plat Cabinet A at Slide 76 (formerly Map Book 1 at Page 46), Montgomery County Registry (previously recorded in Book 51 at Page 585, Montgomery County Registry). Each of said lots front 50 feet on Johnson Street, and extends back 150 feet. The aforesaid lots being the identical lots described in and conveyed by deeds from Woldon Burch and wife, Loula Mae Burch to John Morris and wife, Cora Morris dated the 4th day of January, 1943, and recorded in Book 92 at Page 299, Montgomery County Registry. See also deed from John Morris et ux to James Freeman and wife, Louella Freeman, dated May 15, 1948, and duly recorded in the Montgomery County Registry in Book 98 at Page 53. Being the same lands described in a deed from Lula Mae Theodoridis, Executrix of the Estate of Lou Ella P. Freeman to Roy L. Williamson, et ux, dated April 11, 1972, and duly recorded in the Montgomery County Registry. See also the Last Will and Testament of Lou Ella P. Freeman recorded in File #71-E-76, office of the Clerk of the Superior Court of Montgomery County, North Carolina. See also deed from Roy L. Williamson, et ux, to Ivey McQueen, et ux, dated October 19, 1977, and duly recorded in the Montgomery County Registry in Book 187 at Page 146. See also deed recorded in Book 188 at Page 206, Montgomery County Registry.

Parcel No. 7:

BEING all of that Lot 30 as appears in former Book 74, Page 54, now Map Book 1, Page 16 incorporated here in by reference, and being the AR Morris property.

For title reference see Book 568, Page 705, Montgomery County Registry.

Parcel No. 8:

Being Lots Nos. 11, 12, 13, 31, 32 and 33, of the A. R. Morris Land, as same will appear by reference to a plat thereof recorded in Map Book No. 1, at Page 16, Montgomery County Registry. Said plat formerly recorded in Book 74, at Page 54, Montgomery County Registry.

(For title reference see deed from A. R. Morris, et ux, to B. B. Moffitt, recorded in Book 77, at Page 277, Montgomery County Registry; and also deed dated August 6, 1959, from B. B. Moffitt, et ux, to Bessie Hurley, widow, recorded in Book 114, at Page 272, Montgomery County Registry.)

Parcel No. 9:

Lying approximately one-half mile west of paved Secondary Road 1005 and approximately 3.7 miles Northward from Pekin. Adjoining the lands of Thomas Dunn, Larry Dunn, and Lots 1, 2, and 3 of the said Howard and Mary B. Parson land and being more particularly described as follows.

BEGINNING on a 2-1/2 inch iron pipe, the Southeast corner of Lot 5, running thence South 86-33-00 West 296.26 feet to an existing iron rod, the Southwest corner of Lot 5 and the Southeast corner of Lot 4; thence South 86-34-20 West 276.82 feet to an existing iron pipe in a gully, the Southwest corner of Lot 4; thence North 04-49-40 West 560.09 feet to an existing iron rod, the Northwest corner of Lot 4 and the Southwest corner of Lot 1; thence as the center of a 20 feet wide easement North 87-11-20 East 276.92 feet to an iron rod (existing); thence 242.57 feet to an existing iron rod; thence 437.08 feet to an existing iron rod, the Northeast corner of Lot 6 and the Southeast corner of Lot 3, said existing iron rod being South 04-01-20 West 168.75 feet from an existing iron pipe control corner; thence South 04-01-20 West 170.60 feet to the center of an old road and easement and continuing 268.34 feet to an existing iron pipe control corner; thence North 81-29-40 West 296.19 feet to an existing iron pipe that has been run over by a logging vehicle and is South 81-29-40 East 40.71 feet from another iron pipe, the Southwest corner of Lot 6 and common to Lot 5; thence South 03-59-20 West 177.39 feet to the point and place of BEGINNING, containing 463,882.26 square feet or **10.65 acres** as calculated by coordinate computation according to recombination survey by Leach M. Johnson, PLS L-2409, dated August 16, 1999, combining three contiguous lots into one single tract, copy of which is attached hereto and made a part hereof by reference the same as if fully set out herein.

Comprising Lots 4, 5 and 6 of the division of Howard W. Parson and Mary B. Parson land recorded in Plat Cabinet B at Slide 285 in the Montgomery County Registry. See also Deed Book 275 at Pages 365 and 357 in the Montgomery County Registry.

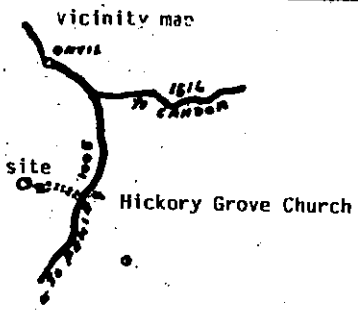
THERE IS ALSO CONVEYED a 20 feet wide easement from NCSR 1005 as shown on map recorded in Plat Cabinet B at Slide 285, Montgomery County Registry.

SUBJECT TO easement for a 20 feet roadway as shown on map recorded in Plat Cabinet B at Slide 285, Montgomery County Registry.

381/533
275/365
241/674

Book 0381 Page 0535

vicinity map



Note:
This survey is a re-combination of three existing parcels.

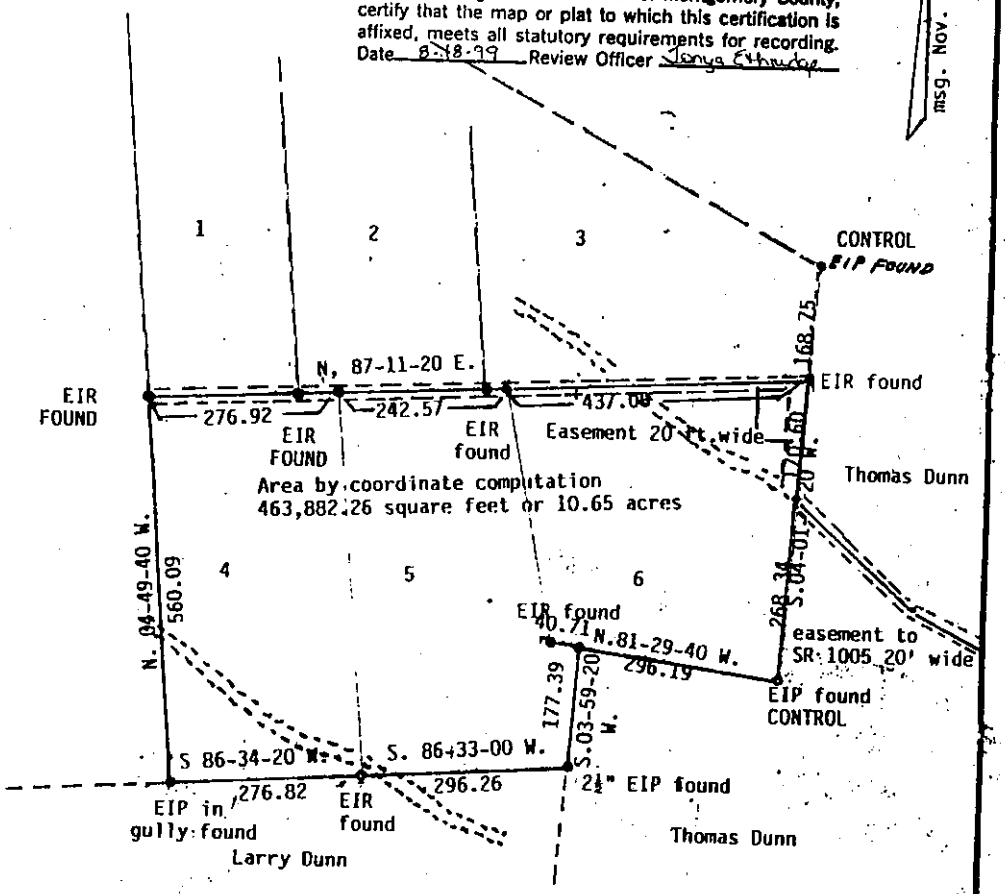
Legend:
Eip = existing iron pipe
Eir = existing iron rod
SR = secondary road

msg. Nov. 86

REVIEW OFFICER'S CERTIFICATE

State of North Carolina
County of Montgomery

I, Sonya Ethridge, Review Officer of Montgomery County, certify that the map or plat to which this certification is affixed, meets all statutory requirements for recording.
Date 8-18-99 Review Officer Sonya Ethridge



North Carolina
Montgomery County

I, Leach M. Johnson, Professional Land Surveyor, certify that the Map or Plat hereon was prepared by me from data obtained by an outer boundary survey of three parcels to be re-combined, performed by me and completed August 12, 1999, that the error of closure as calculated by lattitudes and departures was 1-6000 +, and that the Map or Plat hereon was prepared in accordance with Board Rule 1600.

Witness my original Hand and Seal and Registration Number this 16th day of August, 1999.

Leach M. Johnson PLS L-2409
1864 Cotton Creek Road
Biscoe, N.C. 27209
(910) 428-4659

200 0 100 200 400
scale 1 inch = 200 feet

PAIGE HARRIS

Re-combination of three contiguous tracts into one single tract
Montgomery County, North Carolina
Cheeks Creek Township

For title reference: See Deed Books 275 at Page 365, and 367, also Plat Cabinet B at Slide 285, all in the Montgomery County Registry

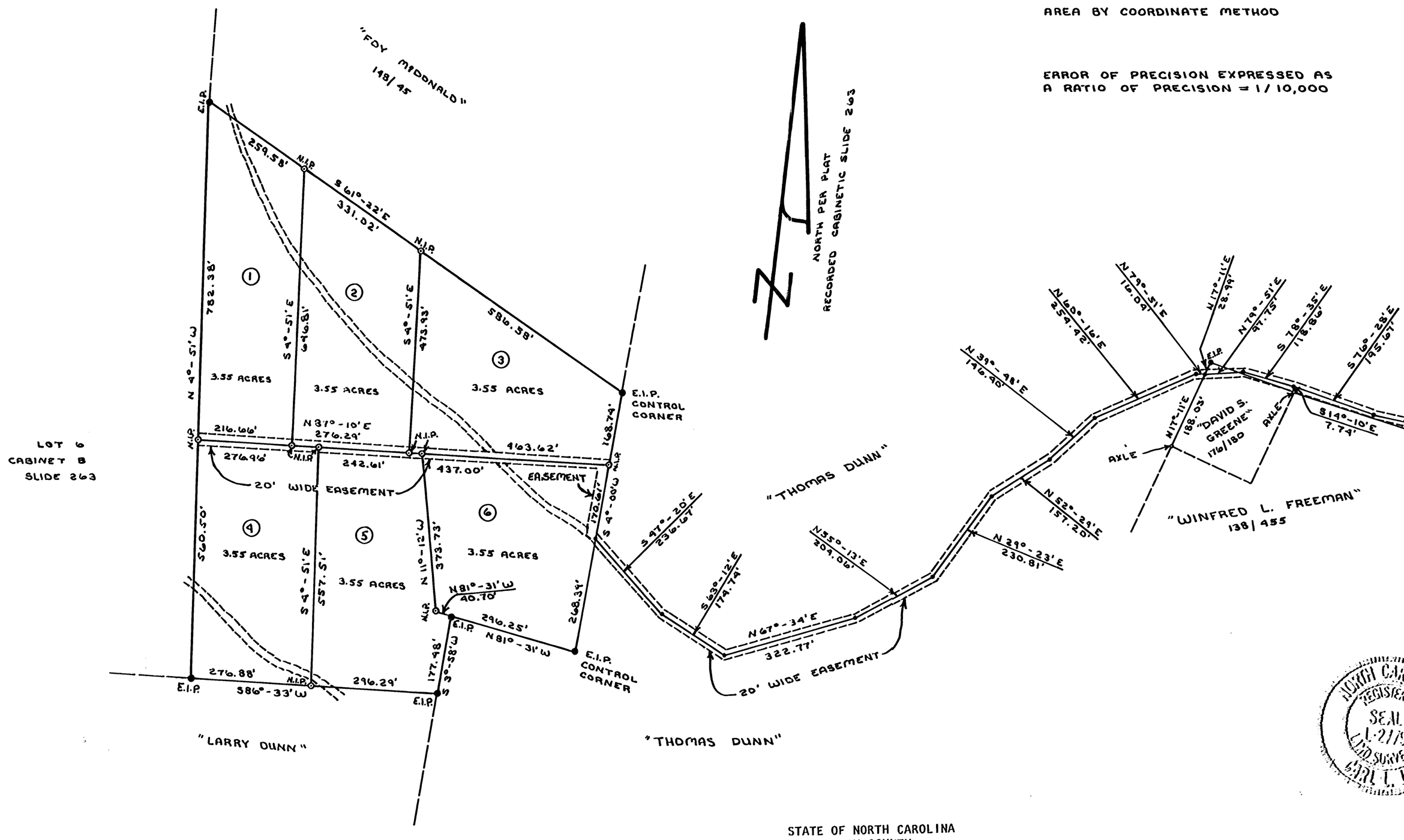
NORTH CAROLINA PROFESSIONAL SEAL L-2409 LAND SURVEYOR

B-285 # 12150 80 11-5-86 10:00 AM

DEED REFERENCE:
BOOK 220 - PAGE 759
CABINET B SLIDE 263
MONTGOMERY COUNTY REGISTRY

AREA BY COORDINATE METHOD

ERROR OF PRECISION EXPRESSED AS
A RATIO OF PRECISION = 1/10,000



STATE OF NORTH CAROLINA
MONTGOMERY COUNTY

The foregoing certificate(s) of Dean L. Lee 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 285. This the 5 day of November, 1986 at 10:00 o'clock, A.M.

Sally M. Morris
Register of Deeds

DIVISION OF THE
HOWARD W. PARSON &
MARY B. PARSON LAND
CREEKS CREEK TOWNSHIP
MONTGOMERY COUNTY, NORTH CAROLINA
NOVEMBER 1, 1986 SCALE: 1" = 200'

CARL L. LEE R.L.S. L-2779
ROCKINGHAM, NORTH CAROLINA

0 100 200 400 600 800