



ACTIVE · SET PRICE

Concord Church Road

± 66 Acres | Richmond County | North Carolina | Near Norman

±65.8 Acres on Concord Church Road | Timberland, Hunting & Rural Homesite Potential in Richmond County, NC

PRICE	PRICE / ACRE	ACREAGE
\$375,000	\$5,699	± 66

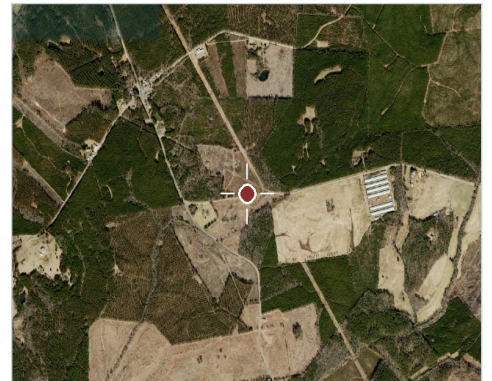
PROPERTY OVERVIEW

Located along Concord Church Road in the heart of Richmond County, North Carolina, this ±65.8-acre tract offers an outstanding opportunity for buyers seeking a versatile rural property with timber investment potential, recreational appeal, and future homesite possibilities. With more than 1,800 feet of road frontage, this property provides excellent accessibility and multiple options for future use, whether you are looking for a private retreat, hunting property, timberland investment, or country homesite. The tract features a diverse mix of loblolly pine age classes that create both visual diversity and long-term management potential. Portions of the property have been recently replanted, while other stands consist of established loblolly pine approximately 21 years of age that have previously been thinned. This diversity in timber age classes offers future income potential while also enhancing wildlife habitat throughout the property....

PROPERTY DETAILS

TYPE	ACCESS
Recreation (ATV-UTV)	ATV · Dirt Road · Legal Access · Paved Road
UTILITIES	VIEWS
Electric · Telephone	Timber
IMPROVEMENTS	COUNTY TAX PARCEL IDS
Roads	754100167482 754100270093 754100286098
DOCUMENTS INCLUDED	
Deed · Easement · Deed · Plat · Stand Map	

LOCATION



Richmond County, North Carolina



Jamie Lytton

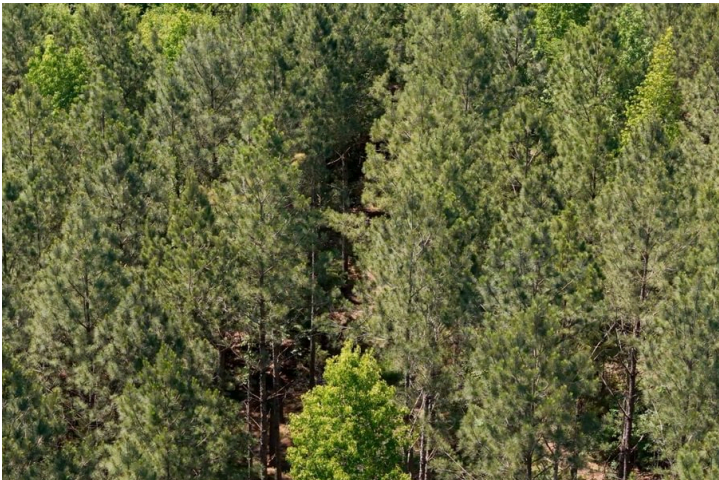
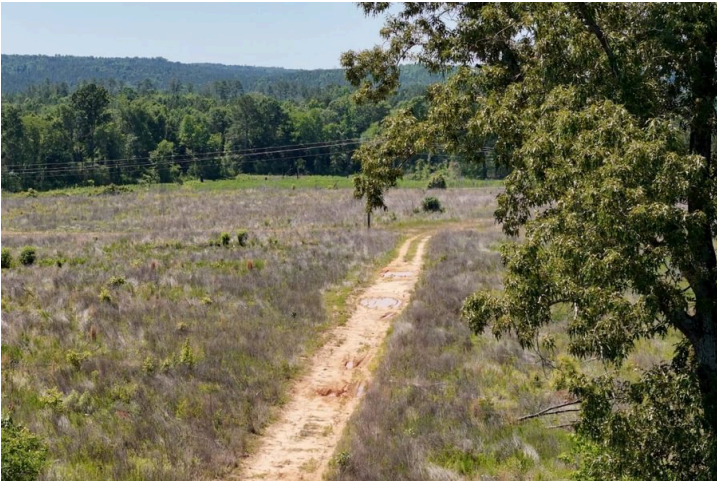
District Manager, Broker-In-Charge, NC, Real Estate Salesperson, SC
O: 910.975.0262 C: 910.975.0262
jamie.lytton@afmforest.com
Principal Broker: Jamie Lytton (North Carolina)

SCAN TO VIEW



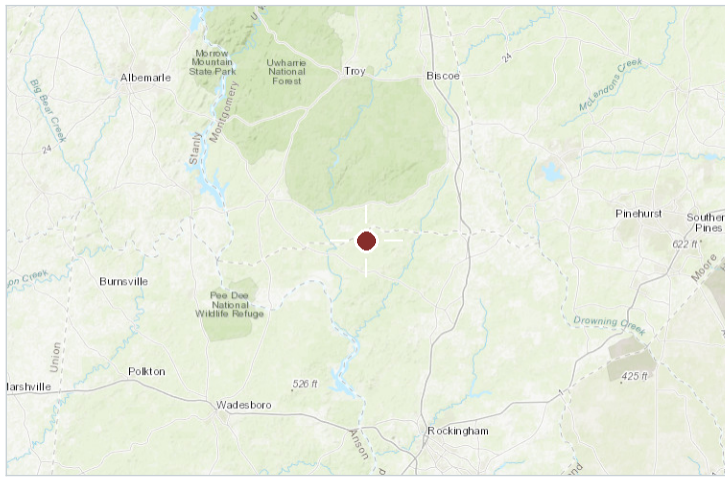
Property Photos

Concord Church Road · Richmond County · North Carolina · Near Norman



Location & Access

Concord Church Road · Richmond County · North Carolina · Near Norman



Regional locator

COUNTY & STATE

Richmond County, North Carolina

NEAREST CITY

Norman

APPROXIMATE CENTRE

35.16591, -79.8624

COUNTY TAX PARCEL IDS

754100167482 754100270093 754100286098

INTERACTIVE MAP



<https://id.land/maps/223d70bf990de873074a0be816c11d14/share>



Filed: 05/08/2015 10:51:10 AM
Linda W. Douglas, Register of Deeds
Richmond County, NC


Deputy

Tax: \$0.00

Excise Tax \$0	Recording Time, Book and Page
Tax Lot No _____	Parcel Identifier No. _____
Verified by _____	County on the _____ day of _____
by _____	
Mail after recording to _____	
This instrument was prepared by Russell J. Hollers, Attorney at Law, P.O. Box 567, Troy, NC 27371	
Brief description for the Index: 23 acres, Steeles Township	
NORTH CAROLINA GENERAL WARRANTY DEED	
(NO TITLE EXAMINATION)	
THIS DEED made this 22nd day of April, 2015, by and between	

Richmond County Tax Appraisal Dept.
114 East Franklin Street
Raleigh, NC 27601



GRANTOR

Wayne C. Dunn
and wife,
Sarah H. Dunn

656 Bowles Rd.
Mt. Gilead, NC 27306

GRANTEE

Austin W. Dunn

2023 Hwy 73 W.
Mt. Gilead, NC 27306

Enter in appropriate block for each: name, address, and, if appropriate, character of entity, e.q. 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 in fee simple, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all of their right, title and interest in that certain lot or parcel of land situated in Steeles Township, Richmond County, North Carolina and more particularly described as follows:

Being all that 23 acres, more or less, as more particularly described on Schedule A attached hereto and made a part hereof as if fully set out herein.

For title reference see Deed recorded in Book 1178 Page 317, Richmond County Registry.

Does the above described property include the primary residence? ____ Yes ____ No

The Law Firm of Hollers & Atkinson has neither examined nor certified as to the title to the above described property.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 1178, Page 317**.

A map showing the above described property is recorded in _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances hereto 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. Title to the property hereinabove described is subject to the following exceptions:

Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer, the day and year first above written.

Wayne C. Dunn (SEAL)
Wayne C. Dunn

Sarah H. Dunn (SEAL)
Sarah H. Dunn

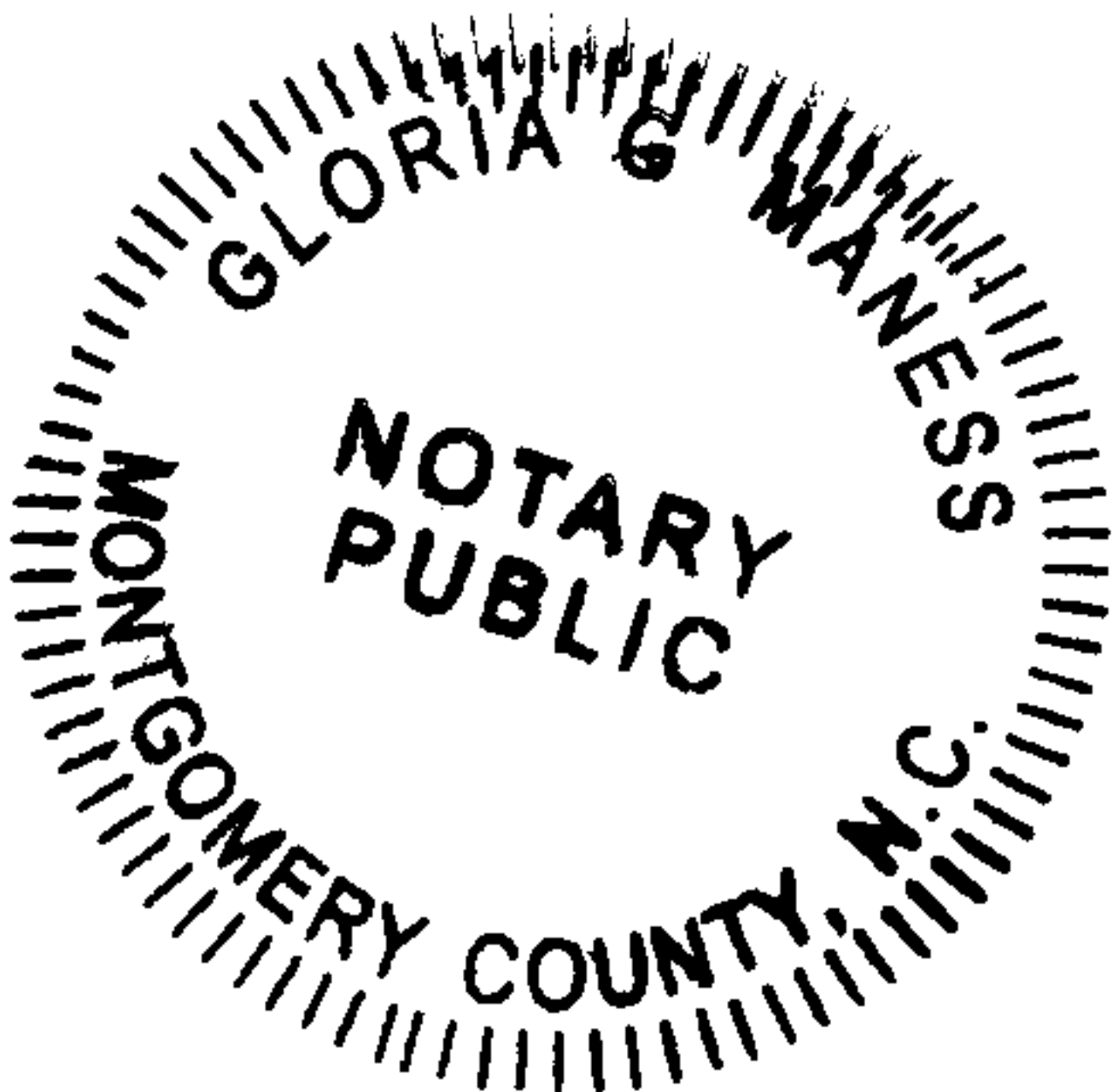
STATE OF NORTH CAROLINA
COUNTY OF Montgomery

I, Gloria G. Maness, a Notary Public of Montgomery County, State of North Carolina do certify that on this 5th day of May, 2015, before me personally appeared **Wayne C. Dunn and wife, Sarah H. Dunn** proved to me by satisfactory evidence to be the person whose name is signed on the preceding or attached record, and acknowledged that she signed it voluntarily for its stated purpose.

Gloria G. Maness
Gloria G. Maness, Notary Public

My commission expires: 11/28/2019

(SEAL)



SCHEDULE A

BEGINNING at a concrete monument on the west side of a woods road, the same being the southwest corner of the Jack Little land, and, also, being located S. 14-50 E. 3.51 chains, and S. 7-45 W. 15.42 chains from a well on the south side of the Jack Little home, said home being 0.6 miles east of X-Way on the X-Way – Norman road and from said beginning corner runs with the Jack Little line S. 87-00 E. 18.50 chains to a concrete monument, a corner of the D. A. Parson's land with oak pointer's; thence with the D. A. Parson's line S. 37-30 W. 23.98 chains to a concrete monument with cedar and oak pointers; thence with W. D. Dennis line N. 76-20 W. 5.01 chains to a concrete monument, a corner of the Lillie V. Ussery land; thence with the Ussery line N. 3-10 E. 18.84 chains to the beginning, containing 23 acres, more or less, as surveyed by C. H. Blue, Registered Surveyor, August 7, 1957, plat of which said survey has been filed for record and recorded in the Office of the Register of Deeds for Richmond County, North Carolina in Plat Book 8, Page 115, and being the identical land described in deed from C. L. Dennis, et al to Norman Lumber Company dated April 13, 1950, and recorded February 25, 1953 in the Office of the Register of Deeds for Richmond County, North Carolina in Book 340, Page 166.

Reference is made to the G. L. Dennis 1 Tract in Book 1120, Page 35-45, Book 1120, Page 23-34 and Book 1120, Page 46-56, Richmond County Registry.

BK 1854 PG 209 - 210 (2)

DOC# 259076

This Document eRecorded:

08/21/2020

08:40:38 AM

Fee: \$26.00

Tax: \$0.00

Richmond County, North Carolina

Linda W. Douglas, Register of Deeds

STATE OF NORTH CAROLINA**EASEMENT****COUNTY OF RICHMOND**

Prepared by:

FLAKE LAW FIRM, PLLC*Michael J. Flake, Attorney*

123 East Martin Street

Wadesboro, NC 28170

THIS EASEMENT AGREEMENT, dated the 20th day of August, 2020, by and between Roger L. Mabe and wife, Mary A. Mabe, of Post Office Box 162, Jackson Springs, North Carolina 27281, hereinafter referred to as the parties of the first part; and Austin W. Dunn, of 2023 Hwy. 73 West, Mt. Gilead, North Carolina 27306, hereinafter referred to as the party of the second part;

W I T N E S S E T H:

THAT WHEREAS, the parties of the first part are the owners of that certain tract or parcel of land lying and being located in Steele's Township, Richmond County, North Carolina, and more particularly described in that certain deed dated January 29th, 1990 by and between Dewey McLendon and wife, Brenda K. McLendon (Grantors) and Roger L. Mabe and wife, Mary A. Mabe (Grantees), and recorded in Deed Book 740, Page 543, Richmond County Registry; **AND WHEREAS**, the party of the second part is the owner of that certain tract or parcel of land being located in Steele's Township, Richmond County, North Carolina, and more particularly described in that certain deed dated April 22nd, 2015 by and between Wayne C. Dunn and wife, Sarah H. Dunn (Grantors) and Austin W. Dunn (Grantee), and recorded in Deed Book 1687, Page 574, Richmond County Registry; **AND WHEREAS** the parties of the first part are now desirous to locate and grant to the party of the second part a nonexclusive, perpetual, easement and right-of-way, Thirty feet (30') feet in width, more or less, over, across, and upon said property of the parties of the first part for ingress, egress, regress, and utilities to and from NCSR #1322 (Concord Church Road) to and from the aforementioned property of the party of the second part;

NOW THEREFORE, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration paid to the parties of the first part by the party of the second part, the receipt of which is hereby acknowledged, the parties of the first part have bargained and sold and by these presents do hereby give, grant, and convey unto the party of the second part, his heirs and assigns, a nonexclusive, perpetual easement and right-of-way, Thirty feet (30') in width, over, across, and upon said lands of the parties of the first part for ingress, egress, regress, and utilities, and more particularly described as follows:

Lying and being located in Steele's Township, Richmond County, North Carolina, and being a Thirty feet (30') wide, more or less, easement and right-of-way running to and from the centerline of the right-of-way of NCSR#1322 (Concord Church Road) to and from the southern boundary line of the property of the party of the second part (Deed Book 1687, Page 574, Richmond County Registry), said southern boundary line being the common boundary line between the properties of the parties of the first part and the party of the second part; the eastern edge of said Thirty feet (30') wide easement and

Submitted electronically by "Flake Law Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Richmond County Register of Deeds.

right-of-way running along and with the eastern boundary line of the property of the parties of the first part approximately 1,250 feet; said Thirty feet (30') wide easement and right-of-way extending perpendicularly in a westerly-southwesterly direction from said eastern boundary line of the property of the parties of the first part a width of Thirty feet (30') for the entire length of said eastern boundary line, giving the party of the second part a minimum width of Thirty feet (30') for ingress, egress, regress and utilities to and from NCSR #1322 (Concord Church Road) to and from the southern boundary line of the property of the party of the first part.

TO HAVE AND TO HOLD said rights and easement to the said party of the second part and his successors in title; it being agreed that the rights and easement hereby granted are appurtenant to and run with said land now owned by the party of the second part, hereinabove referred to.

IN TESTIMONY WHEREOF, said parties of the first part have hereunto set their hands and seals the day and year first above written.

Roger L. Mabe (SEAL)
Roger L. Mabe

Mary A. Mabe (SEAL)
Mary A. Mabe

STATE OF NORTH CAROLINA
COUNTY OF Moore

SEAL I, David J. Zmiewsky, a Notary Public for the aforesaid County and State, do hereby certify that Roger L. Mabe and wife, Mary A. Mabe, personally appeared before me this day and acknowledged the due execution of the foregoing Easement Agreement.

Witness my hand and official stamp or seal this 20th day of August, 2020.

My commission expires:
3/10/21

David J. Zmiewsky
Notary Public

David J. Zmiewsky
Notary Public
Moore County, NC
My Commission Expires 3/10/21

STATE OF NORTH CAROLINA
COUNTY OF RICHMOND

The foregoing certificate(s) of _____, Notary Public, is certified to be correct. This instrument and this certificate are duly registered at the date and time in the Book and page shown hereon.

Register of Deeds, Richmond County, N.C.

BY: _____
Deputy/Assistant – Register of Deeds

BK 1931 PG 217 - 219 (3)

DOC# 269142

This Document eRecorded:

06/07/2022 11:09:31 AM

Fee: \$26.00

Tax: \$240.00

Richmond County, North Carolina

Linda W. Douglas, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$240.00

Parcel Identifier No. SEE EXHIBIT A Verified by _____ County on the _____ day of _____, 20____
By: _____Mail/Box to: GranteeThis instrument was prepared by: The Webb Law Firm, P.A., P. O. Box 1657, Rockingham, NC 28380

Brief description for the Index: _____

THIS DEED made this 3rd day of June, 2022 by and between**GRANTOR**Roger L. Mabe and wife,
Mary A. Mabe
PO Box 162
Jackson Springs, NC 27281**GRANTEE**Austin Wayne Dunn and wife,
Stacy Hannah Dunn
840 Bowles Road
Mt. Gilead, NC 27306

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 or parcel of land situated in the City of _____, _____ Steeles _____ Township, _____ Richmond _____ County, North Carolina and more particularly described as follows:

See attached Exhibit A, incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

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 _____ page _____.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010

Printed by Agreement with the NC Bar Association

Submitted electronically by "The Webb Law Firm, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Richmond 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:

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

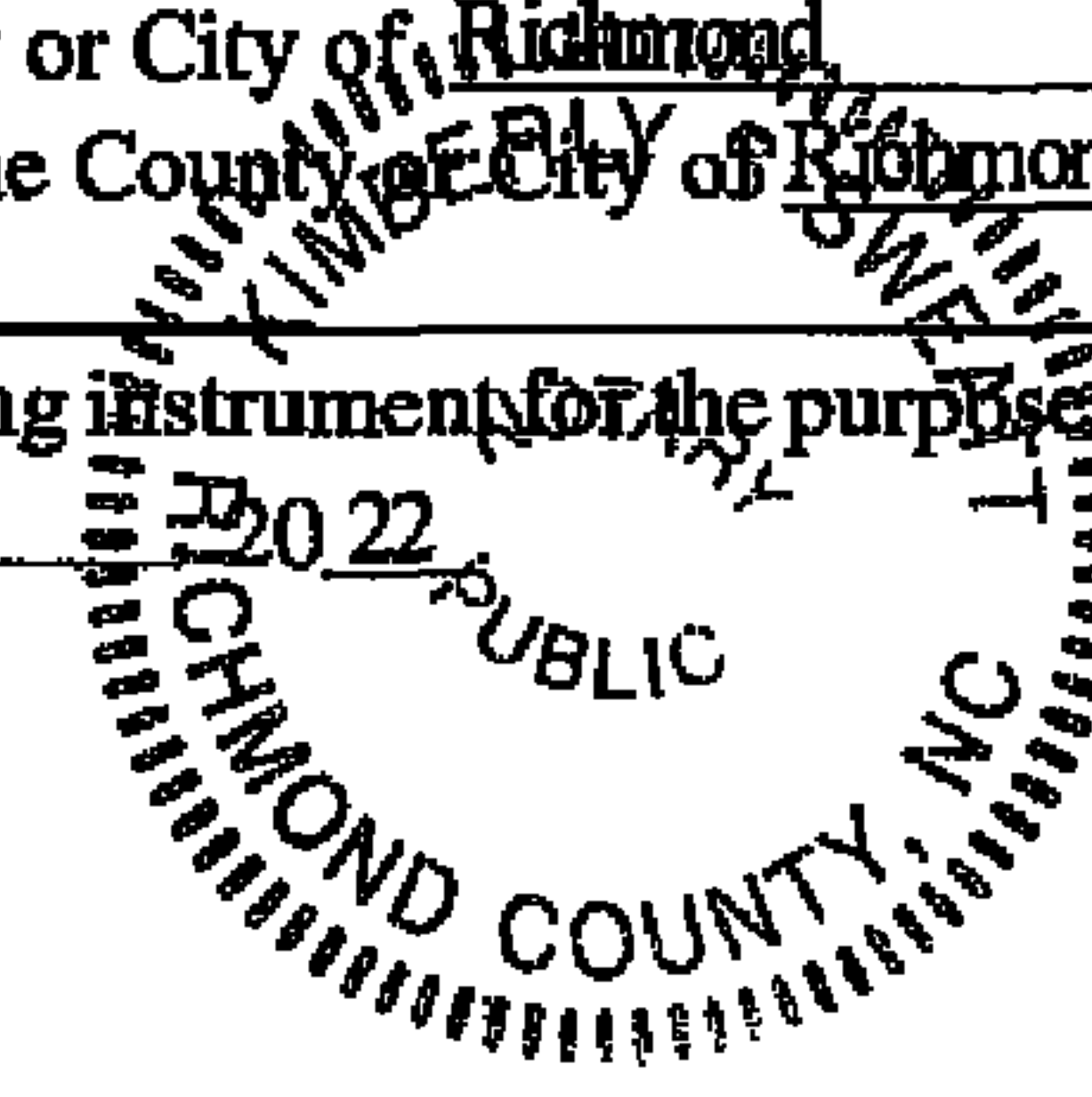
_____	<u>✓ Roger L. Mabe</u> (SEAL)
(Entity Name)	Print/Type Name: <u>Roger L. Mabe</u>
By: _____	<u>✓ Mary A. Mabe</u> (SEAL)
Print/Type Name & Title: _____	Print/Type Name: <u>Mary A. Mabe</u>
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____

State of North Carolina - County or City of Richmond

I, the undersigned Notary Public of the County or City of Richmond and State aforesaid, certify that Roger L. Mabe and wife, Mary A. Mabe 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 7 day of June 2022

My Commission Expires: 9-13-25
(Affix Seal)

Kimberly S. Sweatt
Notary Public
Notary's Printed or Typed Name



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

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____

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

EXHIBIT A

TRACT ONE:

PIN 754100270093 – Steeles Township, Richmond County, NC

Being Tract No. 3, containing 41.3 acres, more or less, of the property of the W.D. Dennis Estate, according to a survey and plat of same made by Thomas M. Bray, RS, in October 1959, which said plat is duly recorded in Plat Book 9, Page 102 (Plat Slide 194-D), Richmond County Registry, reference to which is hereby made.

See that Deed recorded in Book 740, Page 543, Richmond County Registry.

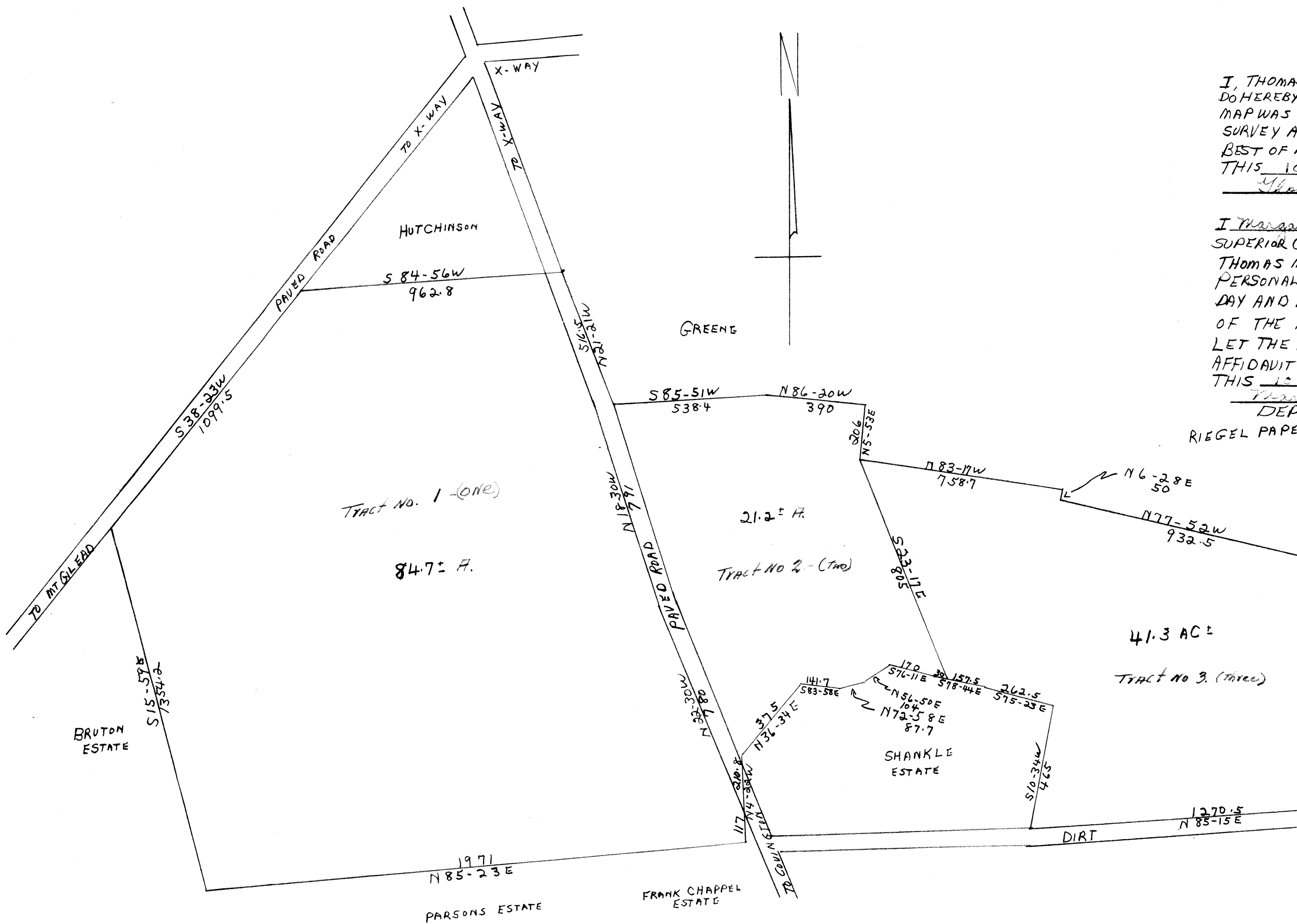
Together with that 30ft wide (30') Easement for ingress, egress, regress and utilities described in that Deed of Easement recorded in Book 1854, Page 209, Richmond County Registry.

TRACT TWO:

PIN 754100167482 – Steeles Township, Richmond County, NC

Beginning at an iron pipe in a line of the Dewey McLendon 41.3 acres tract described in Deed Book 608, Page 363, Richmond County Registry, said beginning corner being located S. 12-07 W., 262.39 feet from an existing axle at the corner of a fence, a corner of the 41.3 acre tract, and the northeast corner of Shankle as shown on map of the W.D. Dennis Estate, filed in Plat Book 9, Page 102, Richmond County Registry; running thence from said beginning as the McLendon-Shankle line S. 12-07 W, 201.27 feet to an existing iron axle; thence continuing S. 12-07 W., 6.17 feet to an iron stake 30 feet north of the centerline of pavement of State Road No. 1322 about 950 feet of its intersection with the centerline of State Road No. 1005; thence as the northerly right of way of said road, N. 86-43 E., 354.22 feet to an iron pipe; thence leaving the road N. 3-17 W., 200 feet to a buggy axle; thence S. 86-43 W., 299.18 feet to the beginning, containing 1.50 acres, more or less, and being a portion of the Dewey McLendon and wife, Brenda K. McLendon 41.3 acre tract described in Deed Book 608, page 363, Richmond County Registry, according to plat of survey prepared by American Surveying & Mapping, dated March 25, 1985.

See that Deed recorded in Book 740, Page 545, Richmond County Registry.



I, THOMAS M. BRAY
DO HEREBY
MAP WAS
SURVEY A
BEST OF
THIS 10
1959

I, THOMAS M. BRAY
SUPERIOR
THOMAS M. BRAY
PERSONAL
DAY AND
OF THE
LET THE
AFFIDAVIT
THIS 10
1959
DEP
RIEDEL PAPER

PROPERTY OF
W. D. DENNIS DEC'D ESTATE
LOCATED ABOUT 2 MILES NORTH OF COVINGTON, N.C.
AND 1/4 MILE SOUTH OF X-WAY, N.C. RICHMOND COUNTY
SCALE: 1 INCH = 300 FEET
SURVEYED - OCTOBER - 1959
Thomas M. Bray REGISTERED SURVEYOR

