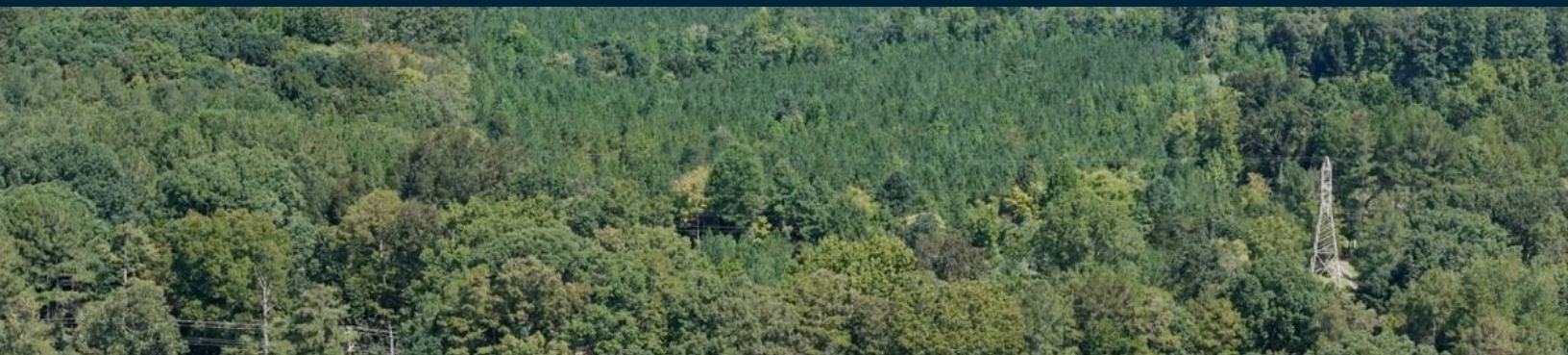




ACTIVE · SET PRICE

Simlin Creek South

± 23 Acres | Moore County | North Carolina | Near Robbins

SIMLIN CREEK SOUTH | ±23 ACRES | Planted Pine Property with NC Hwy 24/27 Frontage & Homesite Potential

PRICE	PRICE / ACRE	ACREAGE
\$208,854	\$9,000	± 23

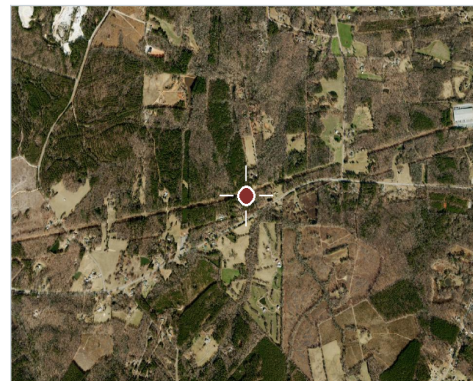
PROPERTY OVERVIEW

Two ±23-Acre Tracts | Planted Pine | Recreational & Homesite Potential | Convenient Location Simlin Creek North and Simlin Creek South offer a unique opportunity to purchase approximately 46 acres in Moore County, North Carolina, either as two separate ±23-acre parcels or together as a larger recreational and rural landholding. Located along NC Highway 24/27, the property is approximately 12 miles west of Carthage and 10 miles east of Interstate 74 at Biscoe, providing convenient access while maintaining the privacy and rural character buyers seek in a land investment. The property is predominantly comprised of approximately 11-year-old planted loblolly pine, offering buyers the opportunity to own a growing timber resource while developing the land around their individual goals. Topography across the property ranges from gently rolling to relatively flat, creating numerous possibilities for recreational improvements, trails, wildlife fo...

PROPERTY DETAILS

TYPE	ACCESS
Development (Home/Cabin site)	Dirt Road · Legal Access · Paved Road
UTILITIES	WATER FEATURES
Electric · Telephone	Creeks / Streams
VIEWS	COUNTY TAX PARCEL IDS
Timber	862000130864
DOCUMENTS INCLUDED	
Deed · Tract Map · Plat	

LOCATION



Moore 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

Simlin Creek South · Moore County · North Carolina · Near Robbins



Location & Access

Simlin Creek South · Moore County · North Carolina · Near Robbins

COUNTY & STATE
Moore County, North Carolina

NEAREST CITY
Robbins

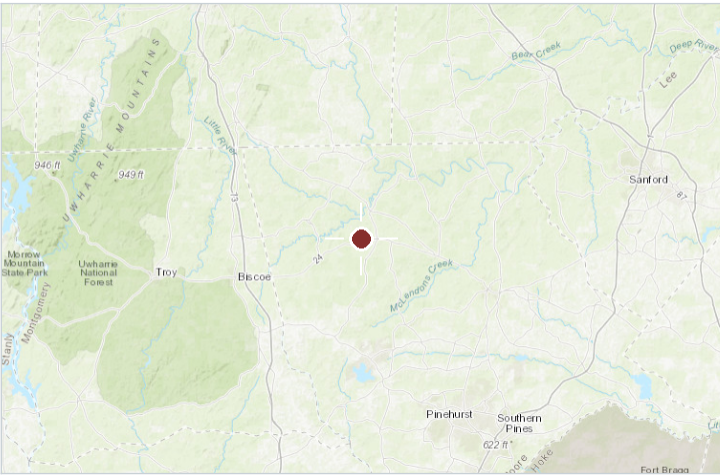
APPROXIMATE CENTRE
35.40396, -79.59897

COUNTY TAX PARCEL IDS
862000130864

INTERACTIVE MAP



<https://id.land/maps/585ac0aa7e97d112d7cc01b636e26eb9/share>



Regional locator

For Registration Register of Deeds

William Britton

Moore County, NC

Electronically Recorded

July 29, 2026 9:35:15 AM

Book: 6589 Page: 218 - 221 #Pages: 4

Fee: \$26.00 NC Rev Stamp: \$524.00

Instrument# 2026011699

Prepared by:

John M. May, Esq.

Robbins May & Rich LLP

120 Applecross Road, Pinehurst, NC 28374

No Title Exam By Drafting Attorney

NORTH CAROLINA GENERAL WARRANTY DEEDExcise Tax: \$ 524.⁰⁰Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Brief description for the Index: ±46.412 acres

THIS DEED entered into as of this the 23rd day of July, 2026, by and between**Grantor**

Eligio N. DelGuercio, III, unmarried

GranteeMountains to the Coast, LLC, a North Carolina
limited liability companyP.O. Box 429Monroe, NC 28111-0429

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 Moore County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

Subject and together with utility easements, other easements and restrictive covenants that are enforceable against or a benefit to the property, if any, and to the lien for ad valorem property taxes for the current year to be prorated at closing.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5261, Page 455, Moore County Registry, North Carolina.

All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of a Grantor.

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 Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, has the right to convey the Property 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 noted above.

[Signature and Notary Pages to Follow]

IN WITNESS WHEREOF, this instrument is executed (a), if by individuals, by hereunto setting their hands under seal by adoption of the word "SEAL" appearing next to the individuals' names or signatures, (b), if by a corporation, by the duly authorized officers, directors or shareholders of the corporation on its behalf under seal by adoption of the facsimile seal printed hereon for such purpose or, if an impression seal appears hereon, by affixing such impression seal or by adoption of the word "SEAL" appearing next to the name of the corporation or the signatures of the officers, directors or shareholders, (c), if by a partnership, by the duly authorized partners of the partnership on its behalf under seal by adoption of the word "SEAL" appearing next to the name of the partnership or the signatures of the partners or (d), if by a limited liability company, by the duly authorized members or managers on its behalf under seal by adoption of the word "SEAL" appearing next to the name of the limited liability company or the signatures of the members or managers, on the day and year first above written.

Eligio N. DelGuercio, III (SEAL)
Eligio N. DelGuercio, III

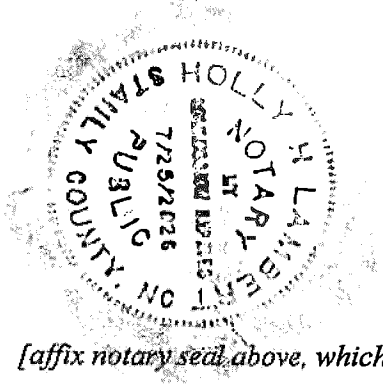
STATE OF North Carolina, COUNTY OF Stanly

I certify that the following person personally appeared before me this day and acknowledged to me that the following person voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Name	Capacity
Eligio N. DelGuercio, III	Individually

- ☒ I have personal knowledge of the identity of the principal;
☐ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____; or
☐ A credible witness has sworn to the identity of the principal

Witness my hand and official stamp or seal on this the 23 day of July, 2026.



Holly H Lambert
Notary Public

Print notary name: Holly H Lambert
(notary name must be exactly as on notary seal)

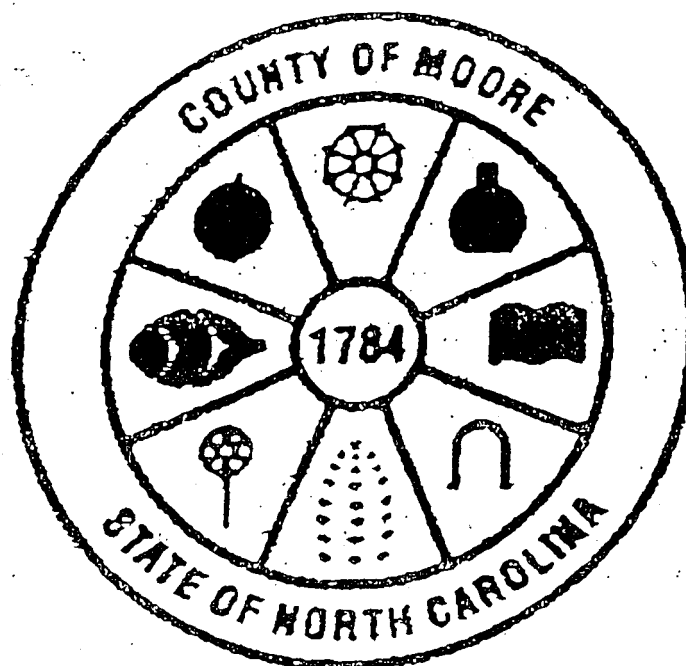
My commission expires: 07-25-2026

[affix notary seal above, which must be fully legible]

EXHIBIT "A"

Being 46.412 acres, more or less, as shown on a map entitled "Final plat prepared for Garry Benjamin Williams, Bensalem Township, Moore County, North Carolina," dated April 24, 2013, drawn from an actual survey by Burrows Surveys, Inc., and recorded in Plat Cabinet 15, Slide 918, Moore County Registry, reference to which is hereby made.





Judy D. Martin
Register of Deeds
Moore County, North Carolina

PLAT

FOR REGISTRATION REGISTER OF DEEDS
Judy D. Martin
Moore County, NC
April 25, 2013 10:48:43 AM
Book 15 Page 918-918
FEE: \$21.00
INSTRUMENT # 2013006641



INSTRUMENT # 2013006641