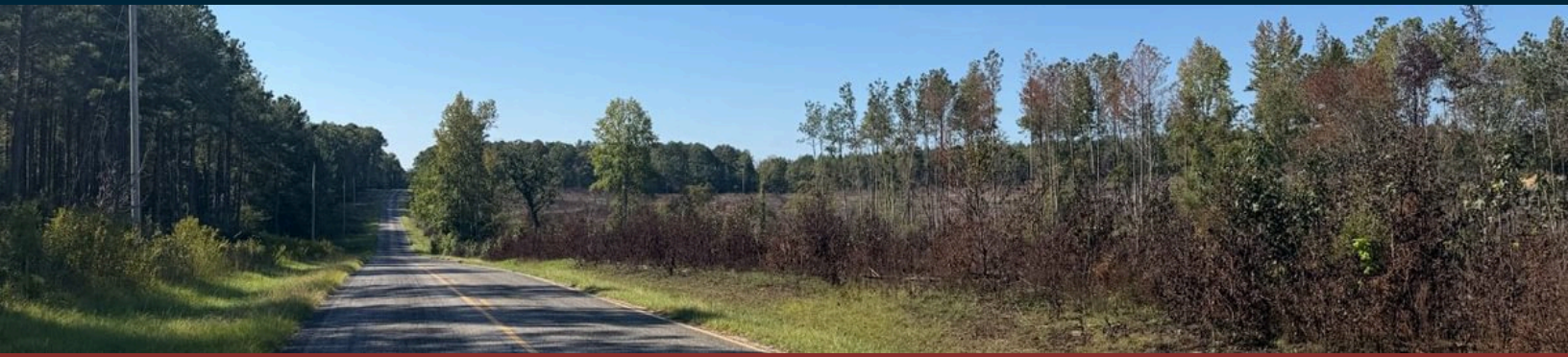




ACTIVE · SET PRICE

Yank Road 9517

± 14 Acres | Montgomery County | North Carolina | Near Mount Gilead

14.47± Acres on Yank Road | Exceptional Road Frontage & Homesite Potential

PRICE	PRICE / ACRE	ACREAGE
\$109,900	\$7,595	± 14

PROPERTY OVERVIEW

Discover 14.47± acres along paved Yank Road in Montgomery County, North Carolina. Featuring rolling topography, multiple elevated hilltops, and approximately 2,150 feet of road frontage, this property offers an attractive setting for a future country homesite. Recently harvested in 2026, the tract features a clean timber harvest followed by forestry site preparation, including herbicide treatment and prescribed burning. The open landscape highlights the property's natural contours and provides an opportunity to envision its future use. Surrounded by a mixture of timberland and rural residential properties, the tract offers room to establish a private homesite, enjoy recreational activities, or expand an adjoining landholding. A small stream and natural drainage features complement the roll...

PROPERTY DETAILS

TYPE
Conservation (Habitat) · Development (Home/Cabin site) · Recreation (ATV-UTV) · Timberland (Cutover)

ACCESS
ATV · Legal Access · Paved Road · Fee Simple

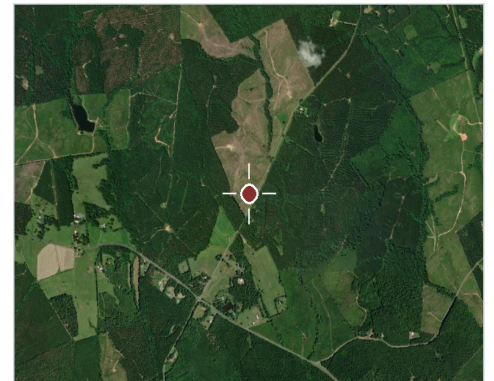
UTILITIES
Electric · Public Water

WATER FEATURES
Creeks / Streams

COUNTY TAX PARCEL IDS
7513 00 35 9517

DOCUMENTS INCLUDED
Locator Map · Deed · Plat · Property Map · Soil Map

LOCATION

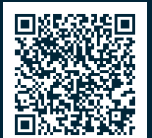


Montgomery County, North Carolina



Dylan Hurley
Forester II, Real Estate Broker, NC
C: 910.571.2012
Dylan.Hurley@afmforest.com
Principal Broker: Jamie Lytton (North Carolina)

SCAN TO VIEW



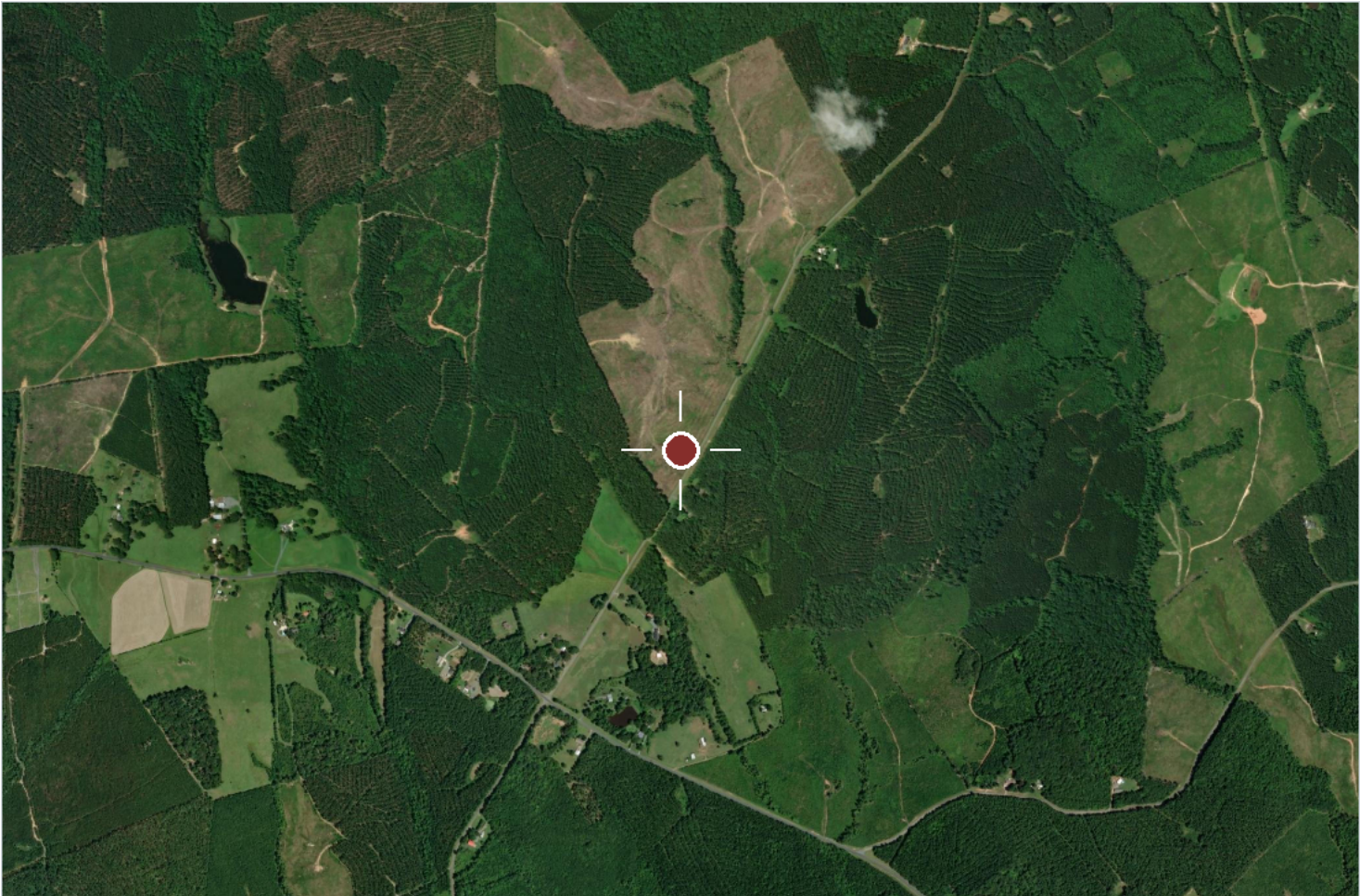
Property Photos

Yank Road 9517 · Montgomery County · North Carolina · Near Mount Gilead



Location & Access

Yank Road 9517 · Montgomery County · North Carolina · Near Mount Gilead



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
Mount Gilead

APPROXIMATE CENTRE
35.21695, -79.95804

COUNTY TAX PARCEL IDS
7513 00 35 9517

INTERACTIVE MAP



<https://id.land/maps/1f5597e4b480d4c598f85502a414548a/share>



Regional locator

7513 00 35 9517

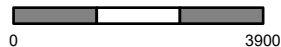
COUNTY: MONTGOMERY

STATE: NC

ACRES: ± 14.47

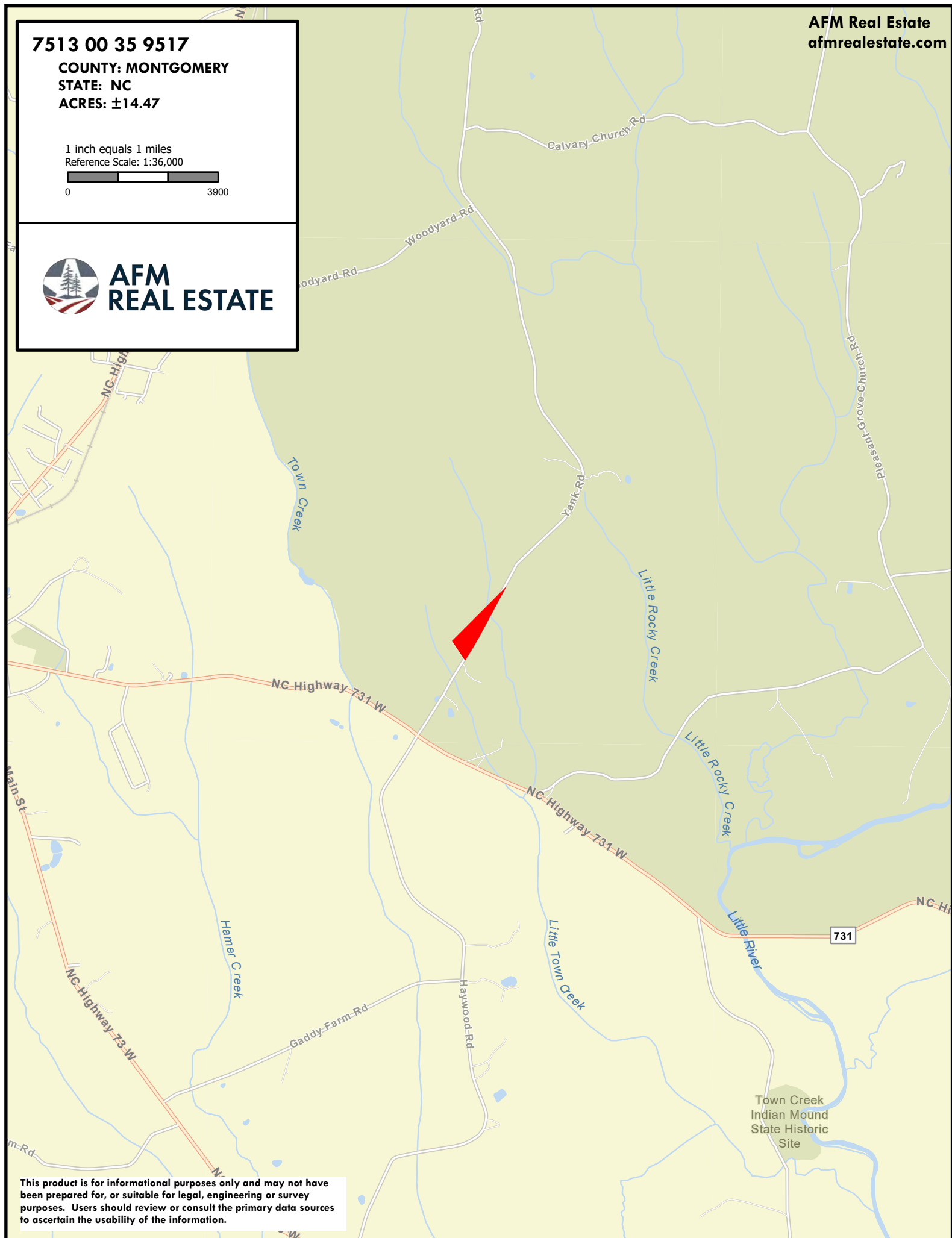
1 inch equals 1 miles

Reference Scale: 1:36,000



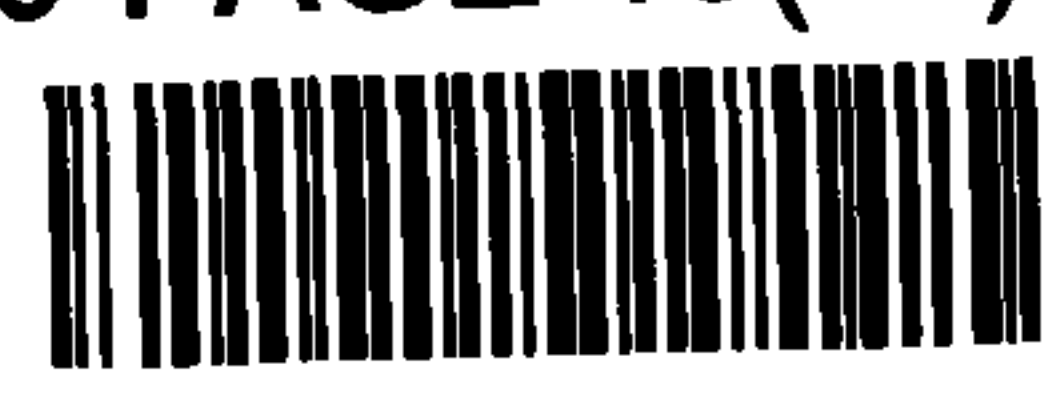
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BOOK 819 PAGE 16(38) 357092



This document presented and filed:
12/21/2018 01:36:11 PM

Prepared by:
Robert M. Friesen, Esq.
Robbins May & Rich LLP
No Title Exam By Drafting Attorney

Melissa F. Pipkin, Montgomery County, NC
REAL ESTATE EXCISE TAX: \$0.00

Return To: *Pick-up Ginger*
Robert M. Friesen, Esq.
Robbins May & Rich LLP
120 Applecross Road
Pinehurst, North Carolina 28374

\$ 118.00 pd
MD

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: -\$0-

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Brief description for the Index: Jordan Timberlands, Inc. Land (Montgomery County)

THIS DEED made this _____ day of December, 2018, by and between

Grantor	Grantee
Jordan Timberlands, Inc. P.O. Box 98 Mount Gilead, NC 27306-0098	Jordan Two, LLC P.O. Box 98 Mount Gilead, NC 27306-0098

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, as a capital contribution and in exchange for membership interests in Grantee, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all those certain lots or parcels of land situated in Montgomery County, North Carolina and more particularly described as follows:

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

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

The properties herein conveyed do not include the primary residence of a Grantor.

Tract 9163
Montgomery County
PIN 7513 00 35 9517

EXHIBIT A

A tract or parcel of land lying and being in Mt. Gilead Township, Montgomery County, North Carolina, on the west side of SR 1118, more particularly described as follows:

Beginning at a rebar set in the old road bed, a corner of the Jordan Lumber & Supply, Inc. DB 285 P 386, Thomas Mossberg DB 290 P 33, and Ted Ballard DB 223 P 775, thence with the south line of the Jordan land

N 47° 19 ' 09" E 2055.50 feet to a P.K. nail set in the corner of SR 1118, thence (7) lines with the center of said SR

S 30° 28' 34" W 808.52 feet to a point in the road, thence

S 30° 29' 41" W 706.33 feet to a point in the road, thence

S 31° 16' 06" W 85.47 feet to a point in the road, thence

S 33° 00' 00" W 244.89 feet to a point in the road, thence

S 34° 17' 43" W 274.13 feet to a point in the road, thence

S 34° 15' 05" W 75.09 feet to a point in the road, thence

S 34° 44' 58" W 62.29 feet to a point in the road, thence leaving the SR and with the corner of the old road

N 34° 04' 24" W 31.88 feet to a nail, thence

N 34° 04' 24" W 156.04 feet to a nail, thence

N 30° 31' 49" W 220.71 feet to a nail, thence

N 29° 08' 44" W 145.77 feet to a nail, thence

N 37° 48' 58" W 72.34 feet to the beginning, containing 15.28 acres more or less, as shown on a plat for Jordan Lumber & Supply, Inc. dated October 16, 1995.

And being the same property conveyed to Jordan Lumber & Supply, Inc. in Deed Book 310, Page 746 of the Montgomery County Registry.

Exhibit "A"
Montgomery County
JT to Jordan Two
Page 11 of 35

Tonya Ethridge

REVIEW OFFICER OF MONTGOMERY COUNTY NORTH CAROLINA, CERTIFY THAT THE MAP OR PLAN WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

10/07/2026

REVIEW OFFICER DATE

CERTIFICATE OF SUBDIVISION EXEMPTION

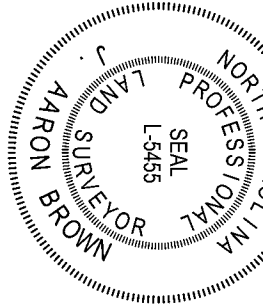
Daniel L Jones

HEREBY CERTIFY THAT THE SHOWN HEREON IS EXEMPT FROM SUBDIVISION REGULATION PURSUANT TO NORTH CAROLINA GENERAL STATUTE 160D 802

Daniel L. Jones 10/07/2026

MONTGOMERY COUNTY PLANNING DIRECTOR DATE

Submitted electronically by Brown Surveyors, PLLC. In compliance with North Carolina statutes governing recordable documents and the terms of the subscriber agreement with the Montgomery County Register of Deeds.



EDWARDS TIMBER COMPANY, INC.

DB: 900, PG: 213
ZONED: R-3
PIN: 7513-00-45-7964

LEGEND OF SYMBOLS & ABBREVIATIONS

- CP ▲ COMPUTED POINT
- FIP ● FOUND IRON PIPE
- FIR ● PINCHED IRON PIPE
- FIR ● FOUND IRON PIPE
- FAX ● FOUND IRON ROD
- FIP ● FOUND AXLE
- FIP ● FOUND T POST
- FMS ● FOUND METAL SPIKE
- FMS ● FOUND RAILROAD SPIKE
- FMS ● FOUND COTTON MILL SPINDLE
- FMS ● FOUND MAG NAIL
- FMS ● FOUND CONCRETE MONUMENT
- SIP ○ SET IRON PIPE
- SCMS ○ SET COTTON MILL SPINDLE
- SMN ○ SET MAG NAIL
- SCN ○ SET CONCRETE NAIL
- POWER POLE
- LIGHT POLE
- TELEPHONE PEDestal
- WATER METER
- WATER VALVE
- TRANSFORMER
- CLEAN OUT
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- GAS VALVE
- ELECTRIC STUB
- WELL
- AG ● ABOVE GRADE
- BG ● BELOW GRADE
- FL ● FLUSH WITH GRADE
- EOP ● EDGE OF PAVEMENT
- FOM ● FIBER OPTIC MARKER
- CBL ● CABLE PEDESTAL
- IRCV ● IRRIGATION CONTROL VALVE
- OPP ● CORRUGATED PLASTIC PIPE
- CMP ● CORRUGATED METAL PIPE
- RCP ● REINFORCED CONCRETE PIPE
- CL ● CENTERLINE
- RW ● RIGHT OF WAY
- VI ● YARD INLET
- CB ● CATCH BASIN
- SURVEYED PROPERTY LINE
- - - ADJOINING (NOT SURVEYED) TIE LINE
- - - RIGHT OF WAY
- - - FENCE

RECOMBINATION SURVEY FOR:

JORDAN LUMBER

TRACTS 1 & 2

MT. GILEAD, NORTH CAROLINA
MT. GILEAD TWP., MONTGOMERY COUNTY, N.C.

REFERENCE TABLE:
DEED BOOK 819, PAGE 294

OWNERS ADDRESS:
JORDAN TWO, LLC
P.O. BOX 98
MT. GILEAD, NC 27306

DATE: 10/05/2026 FILE: 15726



BROWN SURVEYORS, PLLC

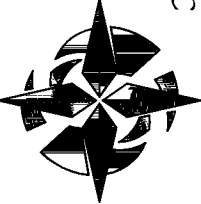
P.O. BOX 307

WEST END, NC 27376

(910)673-1446

aaron@brownsurveyorspllc.com

FIRM LICENSE: P-2562



LINE	BEARING	DISTANCE
L1	N 29°56'22" E	112.83'
L2	N 28°16'34" E	104.92'
L3	N 27°41'12" E	58.42'
L4	S 45°02'18" W	60.08'
L5	S 45°02'18" W	72.34'
L6	S 40°06'23" E	60.00'
L7	N 32°05'18" E	32.81'
L8	S 34°01'49" E	32.81'
L9	S 72°51'16" E	31.94'

TRACT 2
TED BALLARD
DB: 613, PG: 937
ZONED: R-3
PIN: 7513-00-34-4779

DONNA GREENEBURLESON
& OTHERS
DB: 896, PG: 787
ZONED: R-3
PIN: 7513-00-44-0931

TRACT 3
TED BALLARD
DB: 613, PG: 937
ZONED: R-3
PIN: 7513-00-34-8665

TRACT 4
TED BALLARD
DB: 613, PG: 937
ZONED: R-3
PIN: 7513-00-34-7538

FRANKLIN BYRD & OTHERS
DB: 372, PG: 434
PC: C, SL: 73-D
ZONED: R-3
PIN: 7513-00-24-9294

JORDAN TWO, LLC
DB: 704, PG: 294
ZONED: R-3
PIN: 7513-00-37-7722

TRACT 1
14.466 ACRES
1.474 IN RW
12.992 NET

JACOB WILLIAMS
DB: 897, PG: 591
ZONED: R-3
PIN: 7513-00-45-4401

FOUND PIN IN CONCRETE CORNER
N: 535,235.11' (GROUND)
E: 1,713,372.27' (GROUND)

TRACT 2
0.824 ACRES
0.042 IN RW
0.782 NET
(TO BE COMBINED WITH
PIN: 7513-00-37-7722)

SET 1/2" IRON ROD

CULVERT

S 45°02'18" W
1893.56'

696.31'
N 28°19'32" E

EOP

757.41'
N 28°10'28" E

N 21°41'39" W
3327.36'

FAX

GRAVEL ROAD

SIP 1"

TRACT 2

(TO BE COMBINED WITH
PIN: 7513-00-37-7722)

TRACT 1

TRACT 1

TRACT 1

TRACT 1

TRACT 1

TRACT 1

TRACT 1

TRACT 1

TRACT 1

TRACT 1

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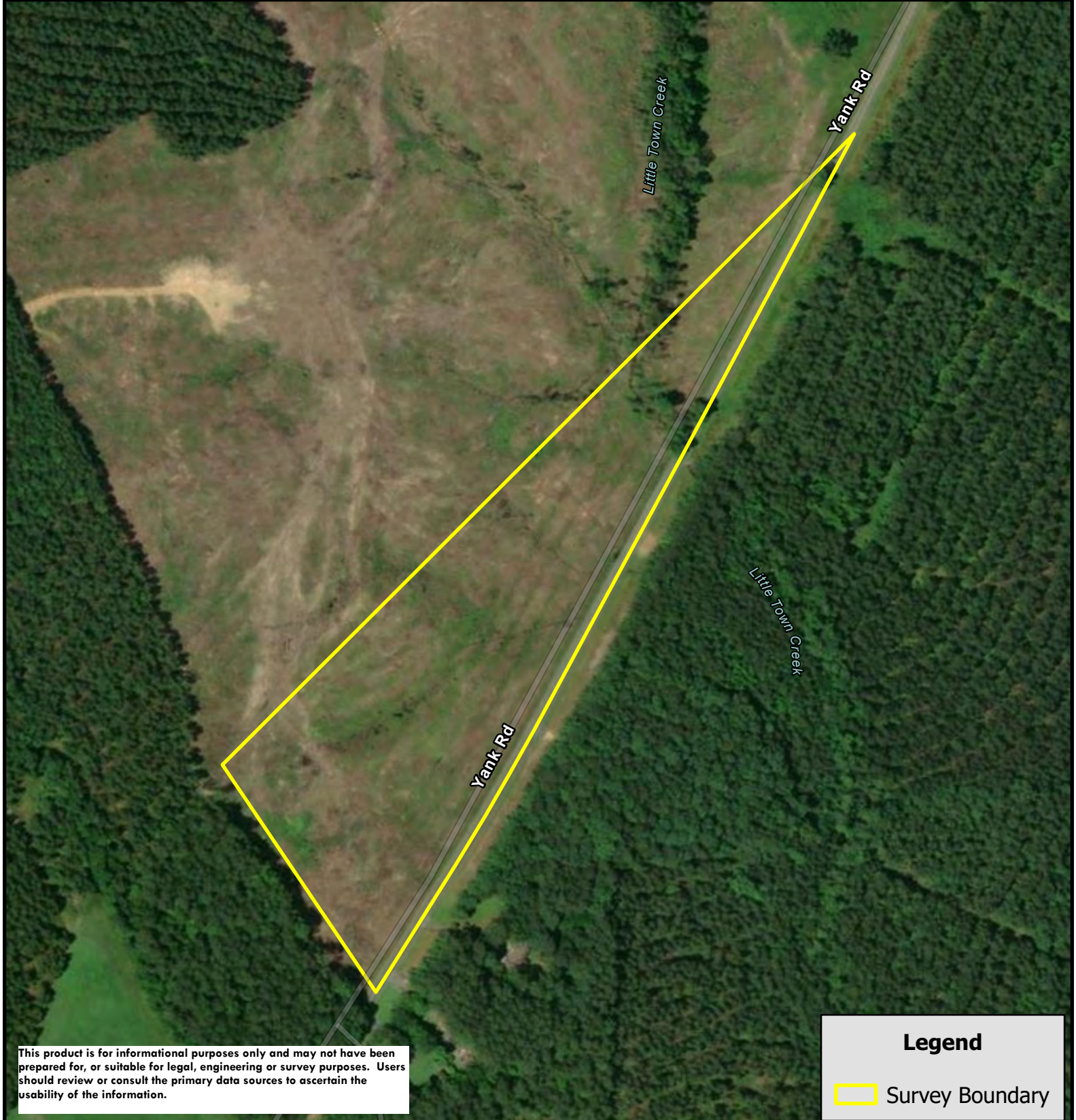
TRACT 1

TRACT 1

TRACT 1

TRACT 1

TRACT 1



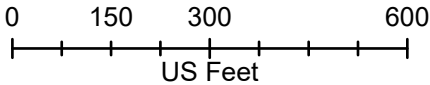
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Legend

 Survey Boundary



**AFM
REAL ESTATE**

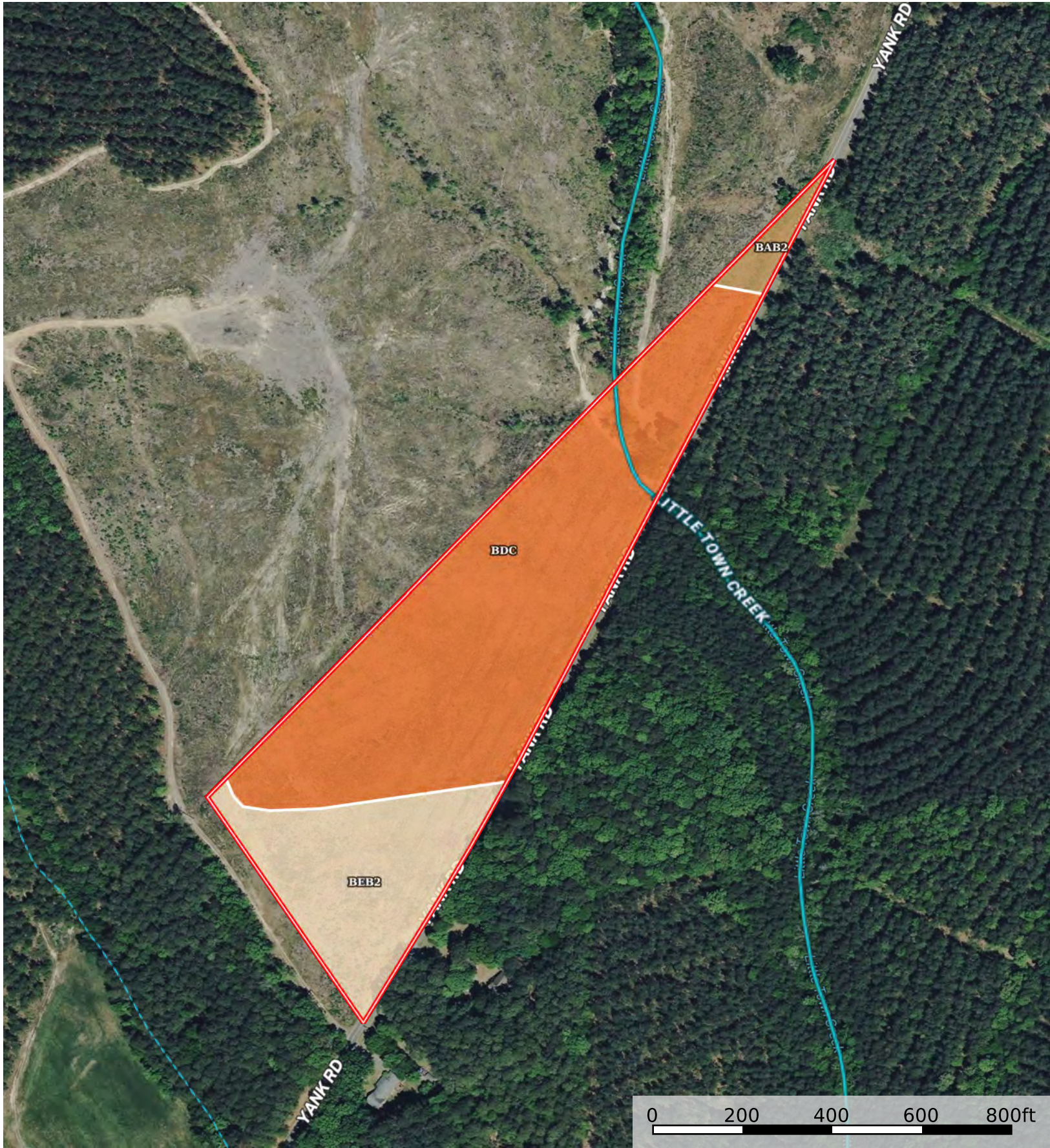


7513 00 35 9517

COUNTY: MONTGOMERY
STATE: NC
GROSS SURVEY ACRES: ±14.47

AFM Real Estate
afmrealestate.com

Dylan Hurley, RF
(M) 910.571.2012



| Boundary 14.46 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BdC	Badin-Tarrus complex, 8 to 15 percent slopes	10.28	71.04	0	58	3e
BeB2	Badin-Tarrus complex, 2 to 8 percent slopes, moderately eroded	3.74	25.85	0	60	2e
BaB2	Badin-Goldston complex, 2 to 8 percent slopes, moderately eroded	0.44	3.04	0	23	2e
TOTALS		14.46(*)	100%	-	57.41	2.71

(*) 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