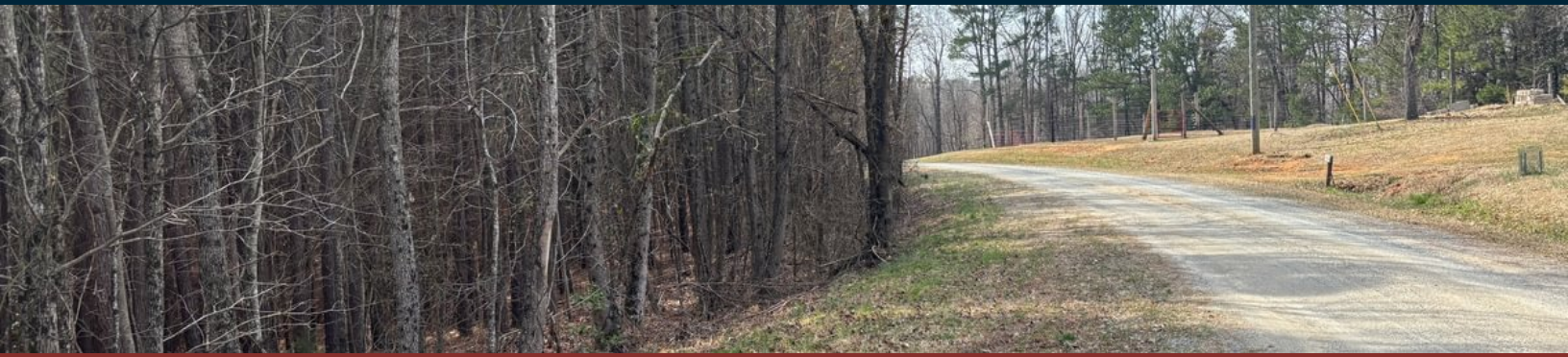




SOLD · SET PRICE

Poole Farm Road Tract 2

± 21 Acres | Montgomery County | North Carolina | Near Mount Gilead

Prime ±21.37-Acre Hunting & Timberland Tract in Montgomery County, NC – Excellent Deer & Turkey Habitat!

PRICE	PRICE / ACRE	ACREAGE
\$85,840	\$4,016	± 21

PROPERTY OVERVIEW

Looking for an excellent hunting or recreational property in Montgomery County, NC? The Poole Farm Road Tract 2 offers ±21.37 acres of prime timberland, making it a perfect retreat for deer and turkey hunting or an ideal long-term investment in timber. Located in the southern portion of Montgomery County, this property has approximately 200 feet of frontage along Poole Farm Road, providing convenient access. Positioned just 10 miles from Interstate 73/74, this tract offers an easy drive to major highways while still maintaining a secluded, natural setting. The property is also 10 miles east of Mt. Gilead, NC, and 15 miles south of Troy, NC, making it a great location for those looking to escape the city but remain close to town conveniences. The land is well-stocked with a stand of approxi...

PROPERTY DETAILS

TYPE	ACCESS
Recreation (Large Game Hunting) · Timberland (Merchantable Pine Plantation)	Gravel Road · Legal Access

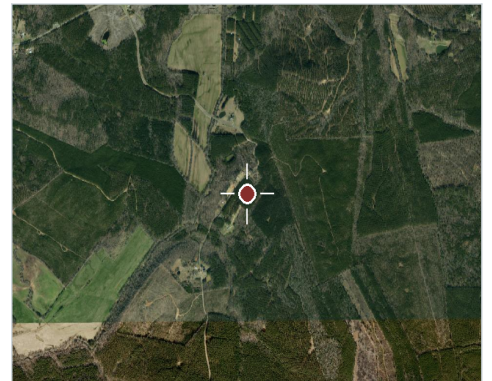
UTILITIES	VIEWS
Electric · Telephone	Timber

COUNTY TAX PARCEL IDS
7542 00 67 6553

DOCUMENTS INCLUDED

Soil Map · Septic Tank Absorption Fields Web Soil Survey · Topo Map · Locator Map · Aerial Tract Map · Deed

LOCATION



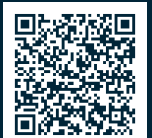
Montgomery County, North Carolina



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



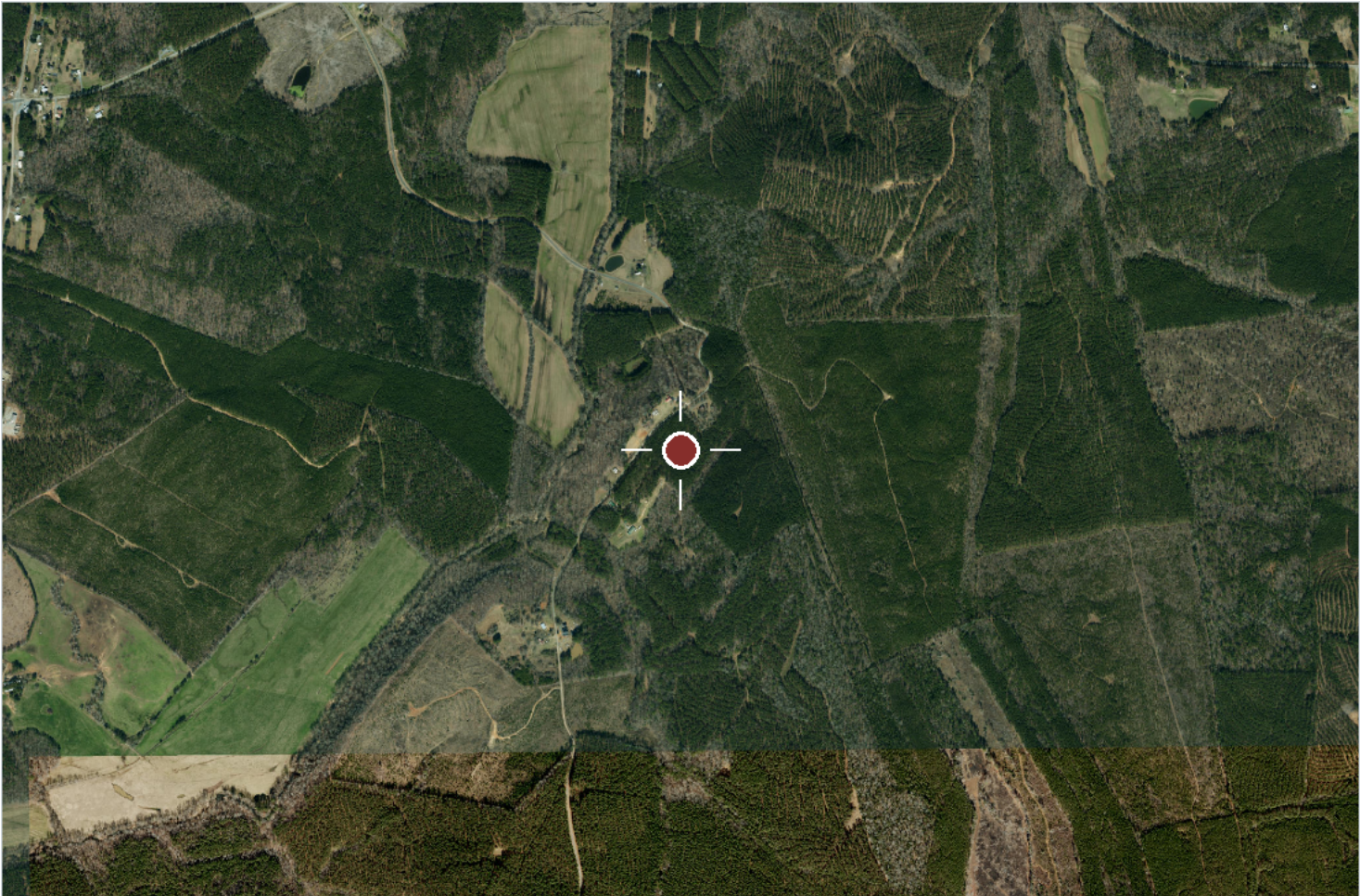
Property Photos

Poole Farm Road Tract 2 · Montgomery County · North Carolina · Near Mount Gilead

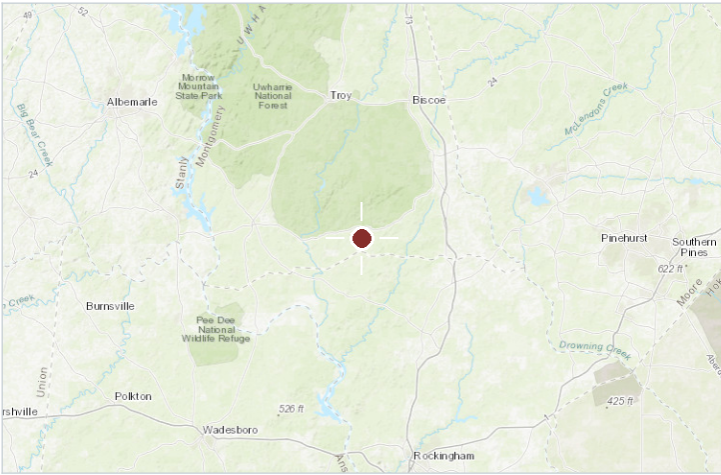


Location & Access

Poole Farm Road Tract 2 · 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.



Regional locator

COUNTY & STATE
Montgomery County, North Carolina

NEAREST CITY
Mount Gilead

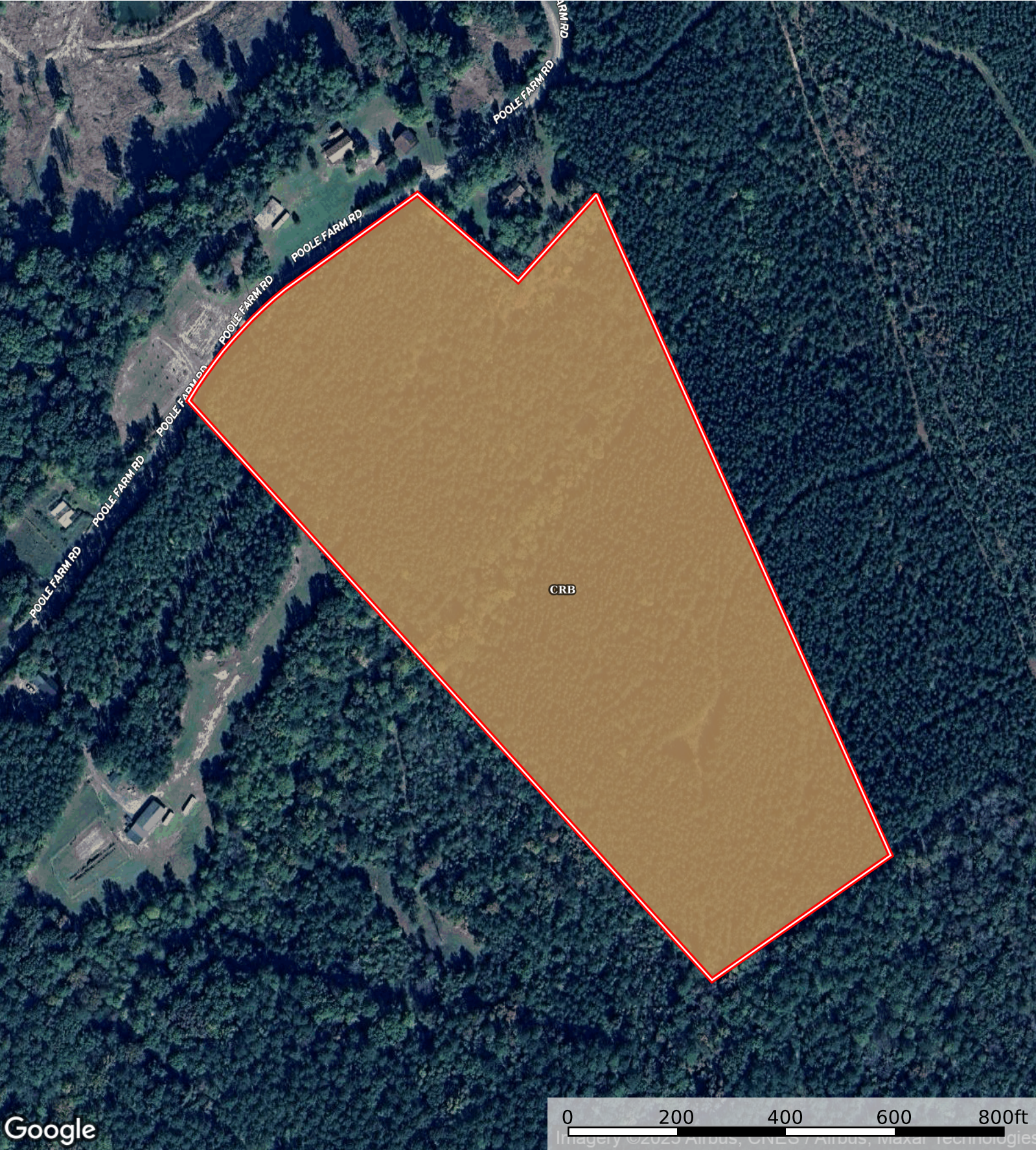
APPROXIMATE CENTRE
35.19763, -79.84886

COUNTY TAX PARCEL IDS
7542 00 67 6553

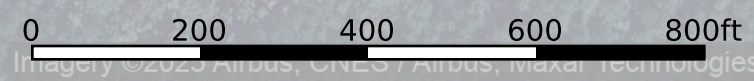
INTERACTIVE MAP



<https://id.land/ranching/maps/5068b358973f8bad18ba5480bfa6a4eb/share>



Google



Boundary

| Boundary 20.46 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CrB	Creedmoor-Brickhaven complex, 2 to 8 percent slopes	20.46	100	0	59	2e
TOTALS		20.46(*)	100%	-	59.0	2

(*) 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

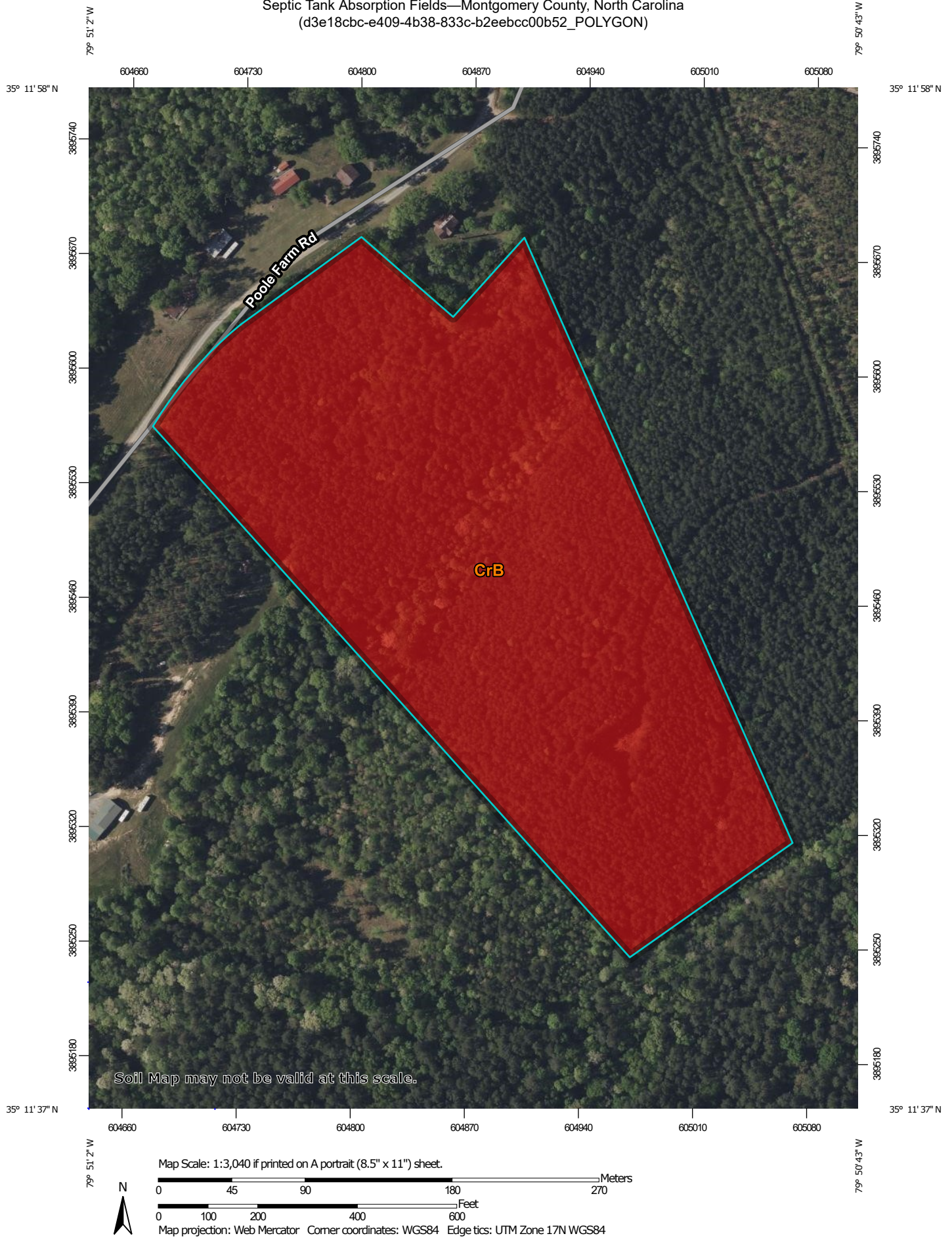
								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

Septic Tank Absorption Fields—Montgomery County, North Carolina
(d3e18cbc-e409-4b38-833c-b2eebcc00b52_POLYGON)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Background

 Aerial Photography

Soils

Soil Rating Polygons

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

Soil Rating Lines

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

Soil Rating Points

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

MAP INFORMATION

The soil surveys that comprise your AOI are at a scale of 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale may cause a misunderstanding of the detail of mapping, including line placement. The maps do not show contrasting soils that could have been shown at a smaller scale.

Please rely on the bar scale on each map for distance measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: [https://websoilsurvey.sc.egov.usda.gov](#)
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Universal Transverse Mercator projection, which preserves direction and shape, but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used for accurate calculations of distance or area.

This product is generated from the USDA National Engineering Laboratory version of the version date(s) listed below.

Soil Survey Area: Montgomery County, North Carolina
Survey Area Data: Version 25, Sep 9, 2011

Soil map units are labeled (as space allows) at a scale of 1:50,000 or larger.

Date(s) aerial images were photographed: 27, 2022

The orthophoto or other base map on which this map is compiled and digitized probably differs from the imagery displayed on these maps. As a result, shifting of map unit boundaries may be observed.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

Septic Tank Absorption Fields

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
CrB	Creedmoor-Brickhaven complex, 2 to 8 percent slopes	Very limited	Creedmoor (60%)	Depth to saturated zone (1.00)	20.5	100.0%
				Slow water movement (1.00)		
				Depth to bedrock (0.20)		
			Brickhaven (30%)	Depth to saturated zone (1.00)		
				Slow water movement (1.00)		
				Depth to bedrock (0.99)		
Totals for Area of Interest					20.5	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	20.5	100.0%
Totals for Area of Interest	20.5	100.0%

Description

ENG - Engineering

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 60 inches is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to

validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

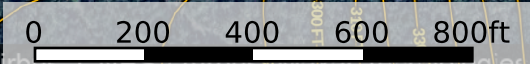
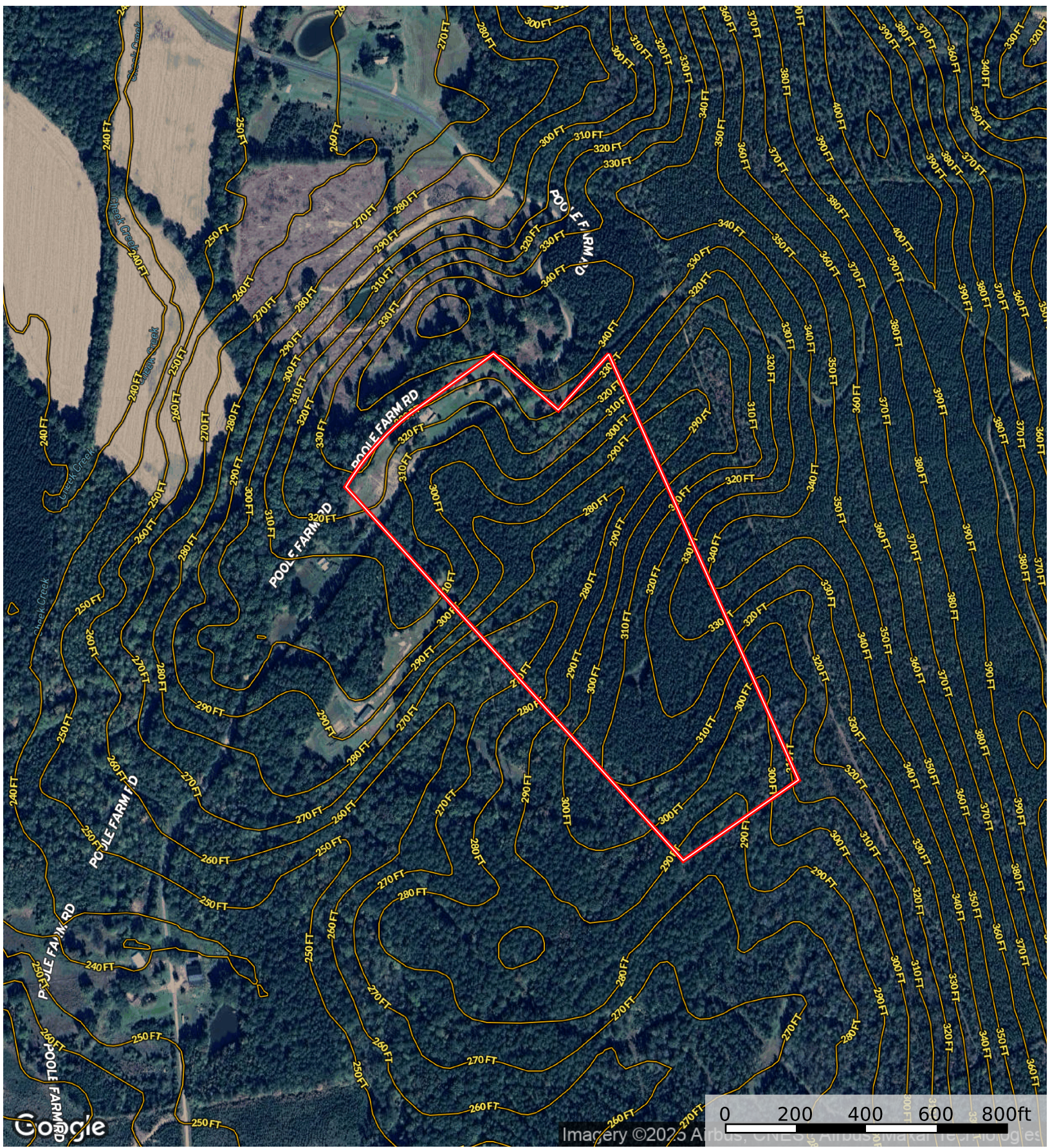
The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

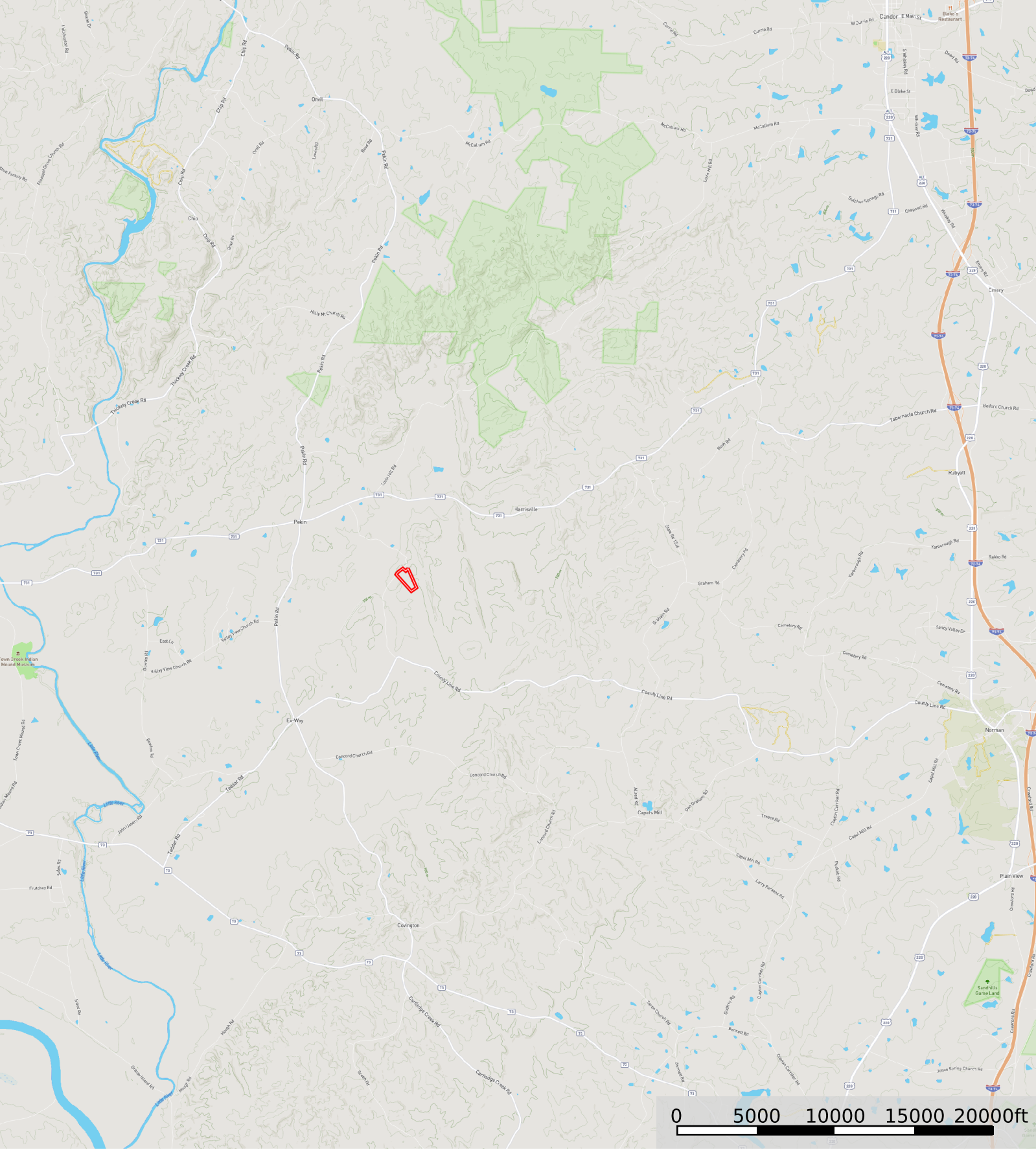
Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.



 Boundary

Poole Farm Road Tract 2
Montgomery County, North Carolina, 21.37 AC +/-



Boundary



4-29-98

4:02 PM

No Rev. \$14.00 pd.

BOOK 353 PAGE 561

(Drafted by Russell J. Hollers, Attorney at Law, P. O. Box 567, Troy, N. C. 27371)

(No title examination)

STATE OF NORTH CAROLINA)
COUNTY OF MONTGOMERY)

DEED
(21.37 ac - Cheeks Creek Tsp.)

Vickie S. Maness
Tax Collector
Troy, NC

THIS DEED, made this the 12th day of March, 1998, by and between **Z. GARRY ROBINSON, Executor of the Estate of Dena Poole (File No. 97-E-2)** in the office of the Clerk of Court for Montgomery County, N. C.); **Z. GARRY ROBINSON** and wife, **FAYE A. ROBINSON** of Cabarrus County, North Carolina; **AMELIA POOLE DEATON** and husband, **WILLIAM R. DEATON, III** of Guilford County, North Carolina; **FRANK MASON GILLILAND** and wife, **JOETTA GILLILAND** of ^{Randolph} ~~Davidson~~ County, North Carolina, parties of the first part; to **MARGARET POOLE CREEGAN**, unmarried, 2460 Spring Rd, S.W., Apt. 54-F, Gainesville, Georgia 30504, party of the second part;

WITNESSETH:

That the said parties of the first part in consideration of Ten Dollars and other good and valuable consideration to them paid by the said party of the second part, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell and convey unto party of the second part and her heirs and assigns the following tract or parcel of land in **Cheeks Creek Township**, Montgomery County, North Carolina, bounded and described as follows:

BEGINNING at a point in the centerline of North Carolina Secondary Road 1539, located N. 39-29-39 E. 241.31 feet from the easternmost corner of the Chester Poole lot (Deed Book 181, Page 477), and runs thence along the centerline of NCSR 1539 five lines:

- (1) N. 39-29-39 E. 175 feet to an iron stake;
- (2) N. 45-05-29 E. 91.29 feet to an iron stake;
- (3) N. 55-26-39 E. 111.73 feet to an iron stake;
- (4) N. 58-32-33 E. 123.74 feet to a point;
- (5) N. 61-34-06 E. 82.89 feet to a point,

a corner of the 1.44 acre tract; thence with two of its lines, S. 41-13-41 E. crossing an iron pipe at 32.82 feet and continuing for a total distance of 284.51 feet to an iron pipe and N. 46-08-35 E. 221.07 feet to an iron pipe; thence S. 19-20-31 East 1360.33 feet to an iron pipe in the Anne M. Shaw line (Deed Book 244, Page 806); thence with her line S. 59-33-44 W. 397.55 feet to an iron pipe; thence N. 37-23-41 W. crossing an iron pipe at 1451.82 feet and continuing for a total distance of 1483.82 feet to the Beginning, **containing 21.37 acres**, more or less, as shown on boundary and division survey map for the "Dena Poole Estate," dated February 13, 1998, prepared by Rogell E. Hunsucker, RLS, L-2488.

For reference see Dena Poole Estate File No. 97-E-2 in the office of the Clerk of Superior Court of Montgomery County.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging unto her the said party of the second part and her heirs and assigns in fee simple absolute forever; and

143022

The said parties of the first part do covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances; and that they will forever warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

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

Z. Garry Robinson (SEAL)
Z. Garry Robinson, Executor of the
Estate of Dena Poole

Z. Garry Robinson (SEAL)
Z. Garry Robinson

Faye R. Robinson (SEAL)
Faye A. Robinson

Amelia Poole Deaton (SEAL)
Amelia Poole Deaton

William R. Deaton (SEAL)
William R. Deaton, III

Frank Mason Gilliland (SEAL)
Frank Mason Gilliland

Jetta L. Gilliland (SEAL)
Jetta Gilliland

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

I, Wayne Kenneth Wells, a Notary Public of the County and State aforesaid, certify that **Z. GARRY ROBINSON**, acting as **Executor of the Estate of Dena Poole (File No. 97-E-2** in the office of the Clerk of Court for Montgomery County, N. C.) personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal, this the 20th day of April 1998.

Wayne Kenneth Wells
Notary Public

My commission expires: Jan 3rd 03

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

I, Wayne Kenneth Wells, a Notary Public of the County and State aforesaid, certify that **Z. GARRY ROBINSON** and wife, **FAYE A. ROBINSON**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal, this the 20th day of April 1998.

Wayne Kenneth Wells
Notary Public

My commission expires: Jan 3rd 03

STATE OF NORTH CAROLINA

COUNTY OF Montgomery

I, Virginia Seese, a Notary Public of the County and State aforesaid, certify that **AMELIA POOLE DEATON** and husband, **WILLIAM R. DEATON, III**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal, this the 25th day of March 1998.

Virginia Seese
Notary Public

My commission expires: Oct. 4, 2002

STATE OF NORTH CAROLINA

COUNTY OF Randolph

I, Rita M. Diehl, a Notary Public of the County and State aforesaid, certify that **FRANK MASON GILLILAND** and wife, **JOETTA GILLILAND**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal, this the 19th day of April 1998.

Rita M. Diehl
Notary Public

My commission expires: 1-15-2001

STATE OF NORTH CAROLINA

COUNTY OF MONTGOMERY

The foregoing certificate of Wayne Kenneth Wells,
Virginia Lessonsa, Rita M. Lieke
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 Book 353
at Page 561.

This the 29 day of April, 1998, at 4:02, P.M.

Sally M. Morris by Kaye Davis, Assistant
Register of Deeds