



SOLD · SET PRICE

Substation Road Tract

± 231 Acres | Montgomery County | North Carolina | Near Troy

****PRICE REDUCED**** Prime 231-Acre Timberland Tract with Stream Frontage Near Troy, NC – Investment & Recreation Opportunity!

PRICE	PRICE / ACRE	ACREAGE
\$831,960	\$3,602	± 231

PROPERTY OVERVIEW

****PRICE REDUCED**** Located just six miles north of Troy in the heart of Montgomery County, the Substation Road Tract offers a rare opportunity to own a ±231-acre timberland investment with outstanding wildlife value and future income potential. This property features approximately 194 acres of well-established 7-year-old loblolly pine, growing strong and on track for its first thinning within the next 8 to 10 years. These young pines represent a solid step in a long-term investment strategy, setting the stage for future returns from timber harvests. In addition to the planted pine, the property includes 37 acres of mature and regenerating hardwoods, predominantly along the stream corridors. This natural hardwood buffer not only provides excellent habitat diversity for deer, turkey, and other...

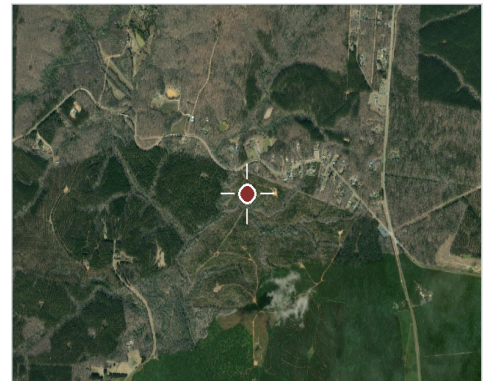
PROPERTY DETAILS

TYPE	ACCESS
Recreation (ATV-UTV) · Timberland (Mixed Hardwood)	ATV · Legal Access · Paved Road
UTILITIES	WATER FEATURES
Electric	Creeks / Streams
VIEWS	COUNTY TAX PARCEL IDS
Timber	7631 00 51 6129

DOCUMENTS INCLUDED

Deed 1 · Stand Map · Locator Map · Deed 2

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



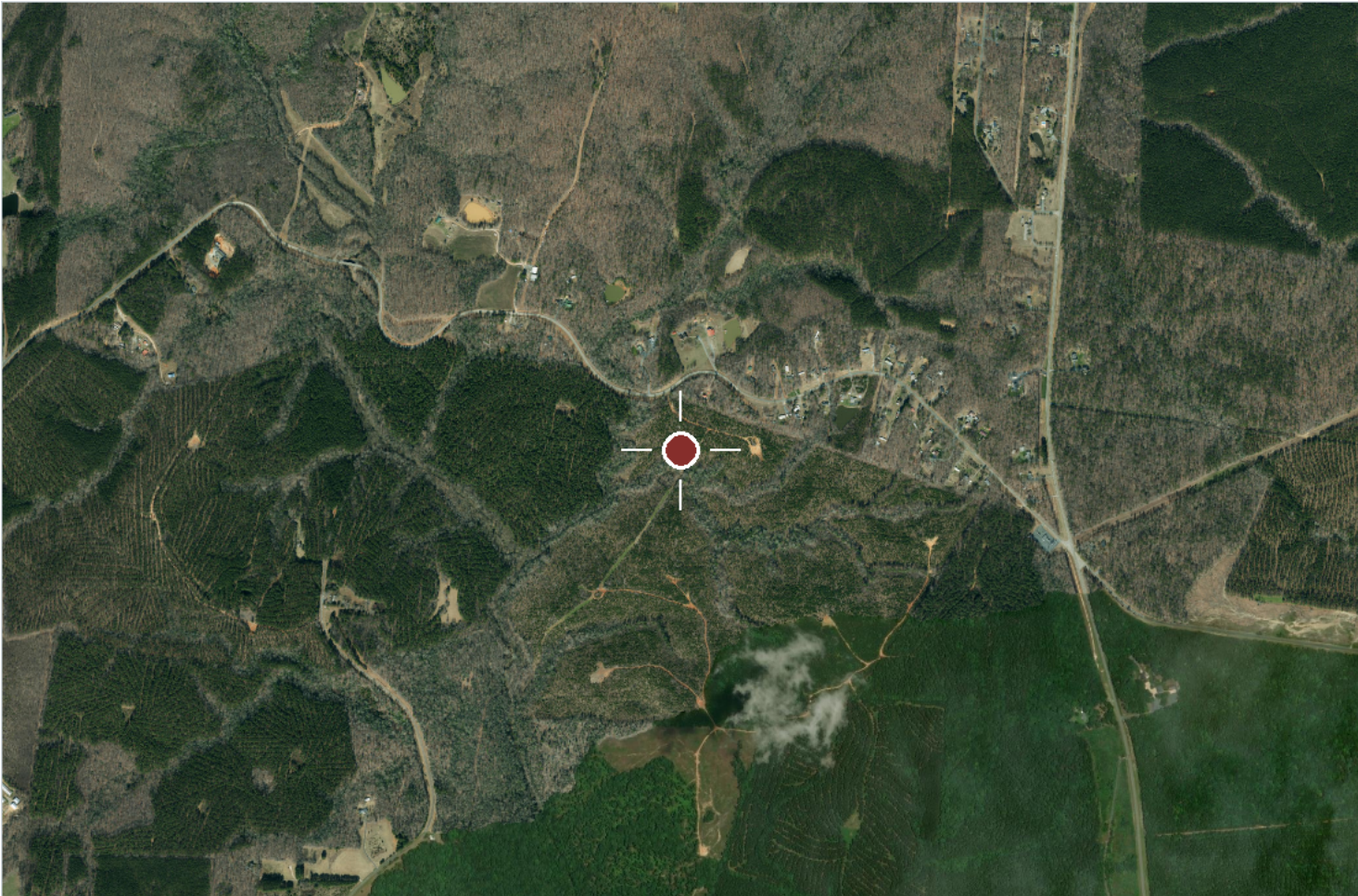
Property Photos

Substation Road Tract · Montgomery County · North Carolina · Near Troy

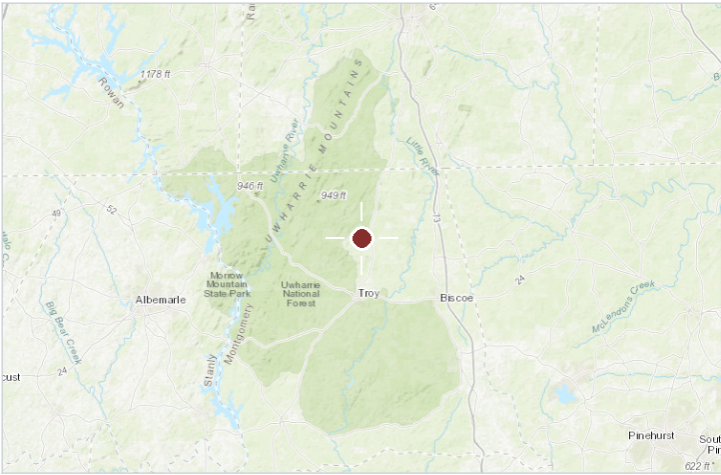


Location & Access

Substation Road 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
35.42904, -79.88895

COUNTY TAX PARCEL IDS
7631 00 51 6129

INTERACTIVE MAP



<https://id.land/ranching/maps/e884412e96f17d78fcb08c8a18396bf9/share>

H3A

5

BOOK 778 PAGE 474(5) 347944



Lo

This document presented and filed:
10/12/2016 03:40:57 PM

\$ 26.00 Pd

Melissa F. Pipkin, Montgomery County, NC
REAL ESTATE EXCISE 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: **3 tracts, Little River Township**
NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 20th day of **September, 2016**, by and between

GRANTOR	GRANTEE
James S. Smitherman, Jr. and Susan S. Snuggs, Co-Trustees of the James S. Smitherman, Sr. Revocable Trust U/A/D March 21, 1995	Susan S. Snuggs (3/8 undivided interest) and James S. Smitherman, Jr., Trustee of the James S. Smitherman, Jr. Trust U/A/D May 12, 1999 (3/8 undivided interest)
558 Camrose Circle Concord, NC 28025	109 Penny Rd., Apt. 314 High Point, NC 27265

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 the _____, **Little River Township, Montgomery County, North Carolina** and more particularly described as follows:

A three-fourths (3/4) undivided interest in the following:
Being 3 tracts (containing 227 acres, 2 1/4 acres and 1/2 acre) as more particularly described on Exhibit A attached hereto and made a part hereof as fully as if set out herein.

As a result of this conveyance Susan S. Snuggs will own 3/8 undivided interest in the above tracts and James S. Smitherman, Jr., Trustee will own 3/8 undivided interest in the above tracts.
James S. Smitherman, Jr. and wife, Susan Dodd Smitherman will continue to own a 1/4 undivided interest as tenants by entirety in the above tracts.

Montgomery County Tax Office lists the above 3 tracts as totaling 227 acres – PIN 7631 0051 6129.
Certification of Trust for the James S. Smitherman, Sr. Revocable Trust dated March 21, 1995 attached as Exhibit B.

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

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 302 Page 686 (Tract #6)**.

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.

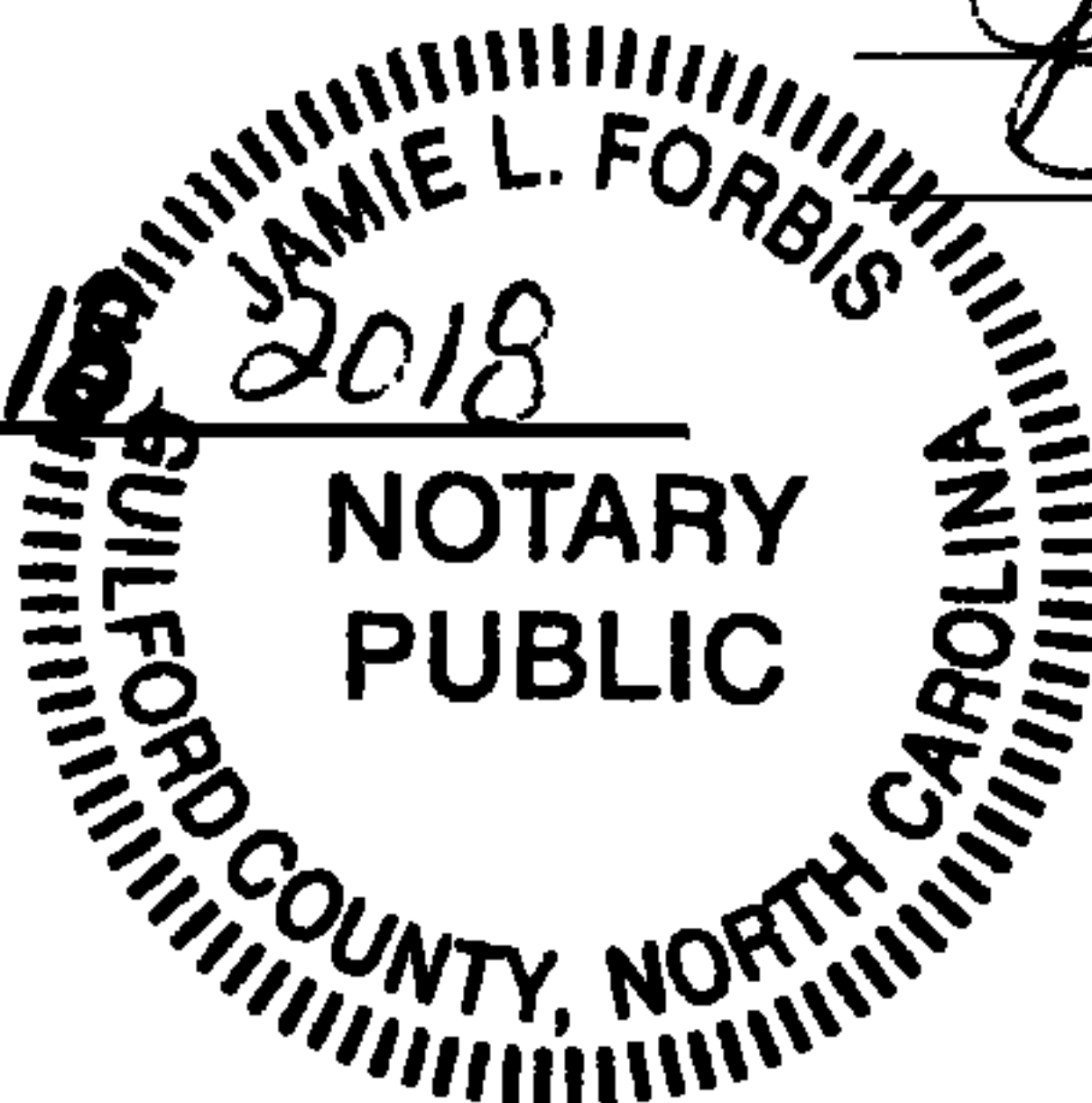
James S. Smitherman, Jr. (SEAL)
James S. Smitherman, Jr., Co-Trustee of the
James S. Smitherman, Sr. Revocable Trust
U/A/D March 21, 1995

Susan S. Snuggs (SEAL)
Susan S. Snuggs, Co-Trustee of the
James S. Smitherman, Sr. Revocable Trust
U/A/D March 21, 1995

STATE OF NORTH CAROLINA
COUNTY OF Guilford

I, Jamie L. Forbis, a Notary Public of Guilford County, State of North Carolina do certify that on this 11th day of October, 2016, before me personally appeared **James S. Smitherman, Jr., Co-Trustee of the James S. Smitherman, Sr. Revocable Trust U/A/D March 21, 1995** 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.

Jamie L. Forbis
Jamie L. Forbis, Notary Public
(Printed Name)
My commission expires: May 15, 2018
(SEAL)



STATE OF NORTH CAROLINA
COUNTY OF Rowan

I, Rori D. Crockett, a Notary Public of Rowan County, State of North Carolina do certify that on this 11th day of October, 2016, before me personally appeared **Susan S. Snuggs, Co-Trustee of the James S. Smitherman, Sr. Revocable Trust U/A/D March 21, 1995** 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.

Rori D. Crockett
Rori D. Crockett, Notary Public
(Printed Name)
My commission expires: 2/5/17

(SEAL)

EXHIBIT A

Tract #6: A three-fourths (3/4) undivided interest in the following described property:

Little River Township, Montgomery County, North Carolina.

First Tract: Beginning on a dogwood, maple and poplar pointers, on the bank of Denson Creek, and runs East to Isaac Suggs old line to a red oak and two red oak pointers; thence North 17 East 18 poles to a post oak, thence East 100 poles to a post oak, North 28 East 130 poles to a pine; thence East 8 poles to a stake; thence North 75 West to Arnette Branch; thence down the various courses of said branch to Denson Creek; thence down the various courses of said Creek to the Beginning, containing 227 acres, more or less.

Second Tract: On the waters of Denson Creek, Beginning at an elm on the West bank of Denson Creek in the old Stephens line and runs as the fence South $71\frac{1}{2}$ West 14 poles to a dogwood now down by the side of a large rock; thence South 26 East 22 poles to a pine; thence North 87 East 7 poles to a poplar on the West bank of the creek; thence up the various courses of said creek to the beginning, containing $2\frac{1}{4}$ acres, more or less.

Third Tract: Beginning on an elm on the West bank of Denson Creek the old Stephens line and runs as that line and as the fence South $71\frac{1}{2}$ West 14 poles to a dogwood now down by the side of a large rock; thence North 26 West to Crooked run; thence down said Crooked Run to Denson Creek; thence down the various courses of said creek to the beginning, containing $1\frac{1}{2}$ acre, more or less.

Being the same tracts of land as described in deed from J. C. Atkins to J. G. Tomlinson and Lizzie T. Smitherman dated December 16, 1921, and recorded in Book 72 at Page 273, Montgomery County Registry.

EXHIBIT B
CERTIFICATION OF TRUST
FOR
The James S. Smitherman, Sr.
Revocable Trust dated March 21, 1995

THIS CERTIFICATION OF TRUST is provided by James S. Smitherman, Jr. and Susan S. Snuggs, in their capacity as Trustees of The James S. Smitherman Sr. Revocable Trust dated March 21, 1995, in lieu of furnishing a copy of the Trust Agreement as authorized by Section 36C-10-1013 of the N.C. General Statutes.

We, James S. Smitherman, Jr. and Susan S. Snuggs, do hereby state the following:

1. This Trust Agreement was created by James S. Smitherman, Sr., Settlor and James S. Smitherman, Jr. and Susan S. Snuggs, Trustee(s) pursuant to a Revocable Trust Agreement originally dated March 21, 1995.
2. Currently we are the Trustee(s) of The James S. Smitherman, Sr. Revocable Trust dated March 21, 1995. James S. Smitherman, Jr.'s address is 109 PENN ROAD, APT 314
HIGH POINT NC 27260 and Susan S. Snuggs' address is 558 CAMROSE CR.
CONCORD, N.C. 28025
3. We have the powers as Trustee(s) to do all things and perform all acts that seem requisite and desirable in the businesslike administration of the trust, including the powers enumerated under Section 36C-8-816 of the North Carolina General Statutes.
4. The Trust is revocable.
5. The Trust does not have its own taxpayer identification number.
6. Assets of the Trust are owned, purchased or sold in the name of The James S. Smitherman, Sr. Revocable Trust dated March 21, 1995.
7. The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained herein to be incorrect.

IN WITNESS WHEREOF, we have duly executed the foregoing as of the 11 day of October, 2016.

James S. Smitherman, Jr. (SEAL)
 James S. Smitherman, Jr., Trustee of the James S. Smitherman Revocable Trust dated March 21, 1995.

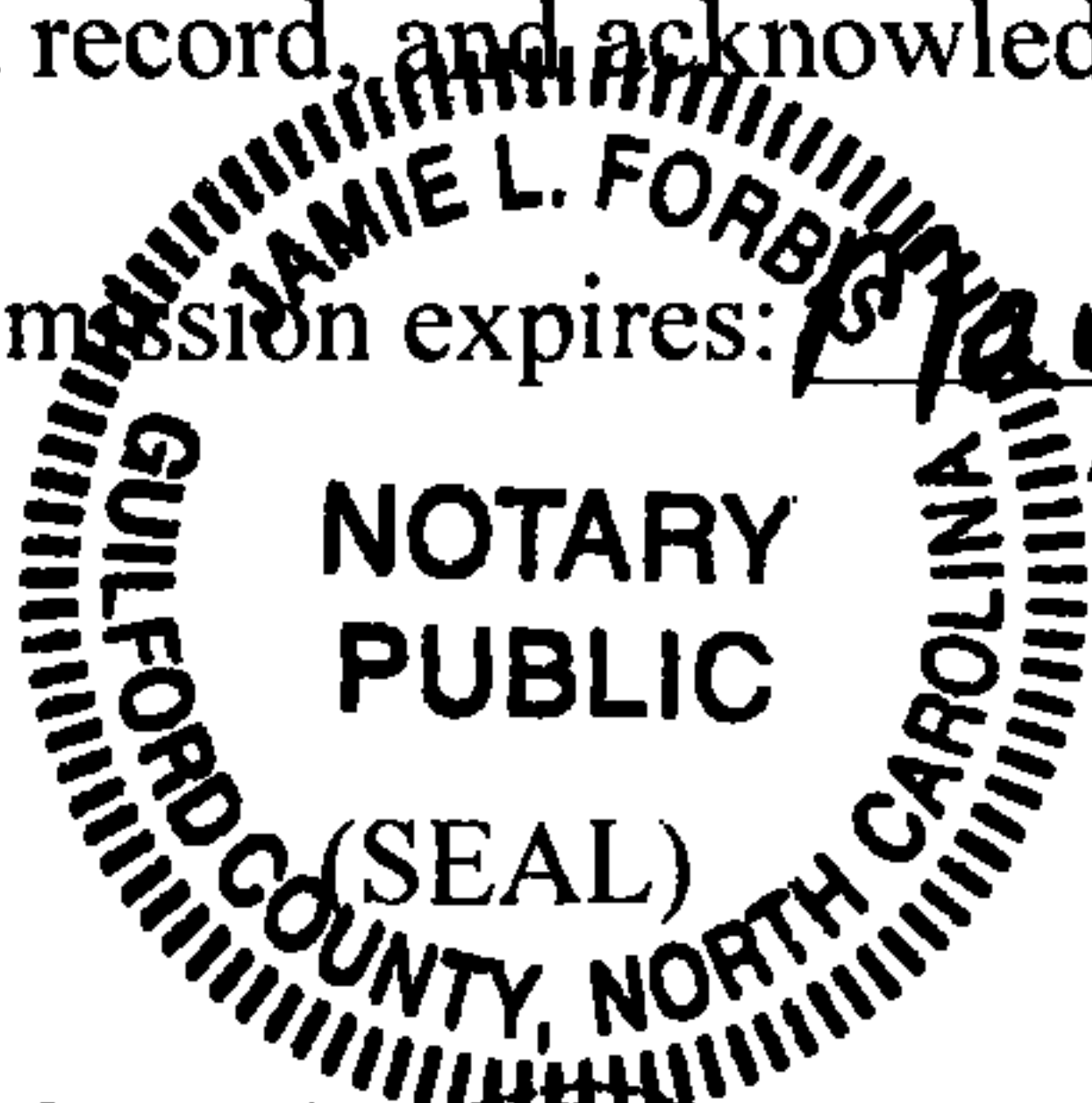
Susan S. Snuggs (SEAL)
 Susan S. Snuggs, Trustee of the James S. Smitherman

STATE OF NORTH CAROLINA

COUNTY OF Guilford

I, Jamie L. Forbis, a notary public of the county and state listed above, do certify that on this 11th day of October, 2016, before me personally appeared **James S. Smitherman, Jr., Trustee of the James S. Smitherman Revocable Trust dated March 21, 1995** proved to me by satisfactory evidence to be the person whose name is signed on the preceding or attached record, and acknowledged to me that he signed it voluntarily for its stated purpose.

My commission expires:

May 18, 2018Jamie L. ForbisJamie L. Forbis

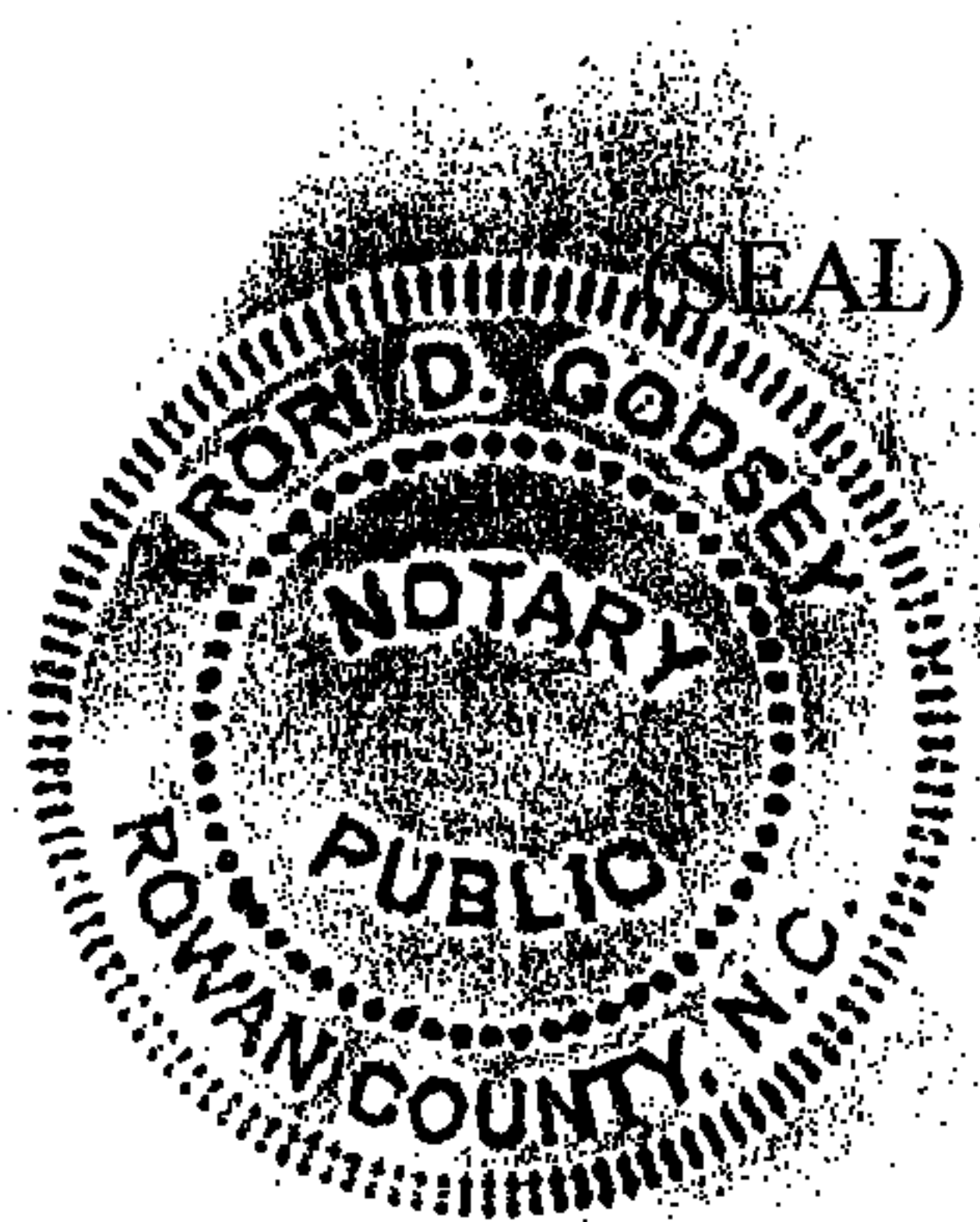
(Printed Name)

STATE OF NORTH CAROLINA

COUNTY OF Rowan

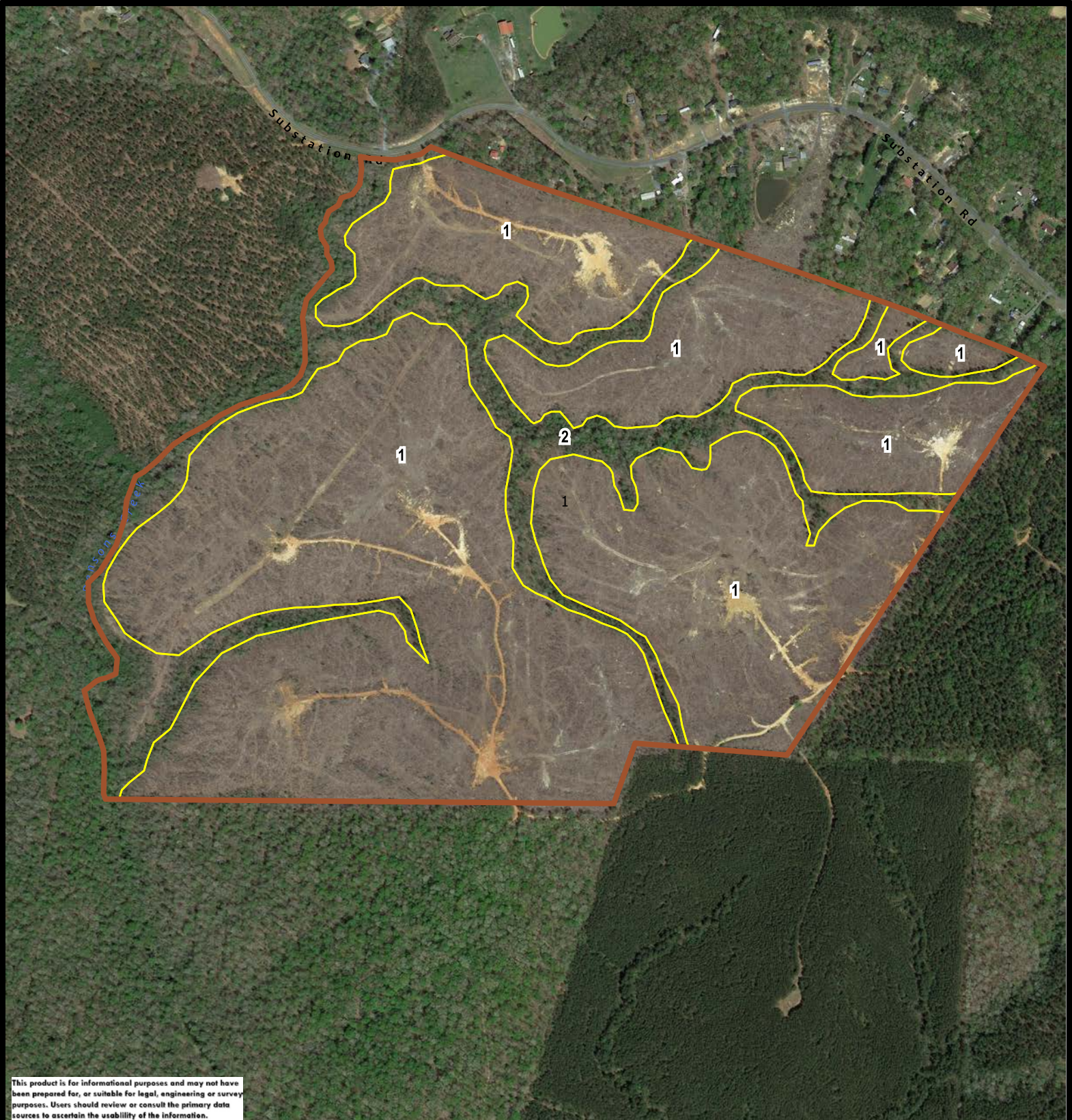
I, Rorid D. Godsey, a notary public of the county and state listed above, do certify that on this 11th day of October, 2016, before me personally appeared **Susan S. Snuggs, Trustee of the James S. Smitherman Revocable Trust dated March 21, 1995** proved to me by satisfactory evidence to be the person whose name is signed on the preceding or attached record, and acknowledged to me that he signed it voluntarily for its stated purpose.

My commission expires:

2/15/17Rorid D. Godsey

Notary Public

(Printed Name)



This product is for informational purposes 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.

STAND	DOM_S_NAME	YEAR_EST	ACRES
1	LOBLOLLY PINE	2018	193.5
2	MIXED HARDWOOD	0	37.6
TOTAL ACRES =			231.1

SMITHERMAN TRUST
COUNTY:MONTGOMERY
STATE:NC
ACRES: 231.1

Map Scale: 1 in = 792 ft
Reference Scale: 1:9504
0 396 ft 792 ft

SMITHERMAN TRUST

COUNTY: MONTGOMERY

STATE: NC

ACRES: 231.1

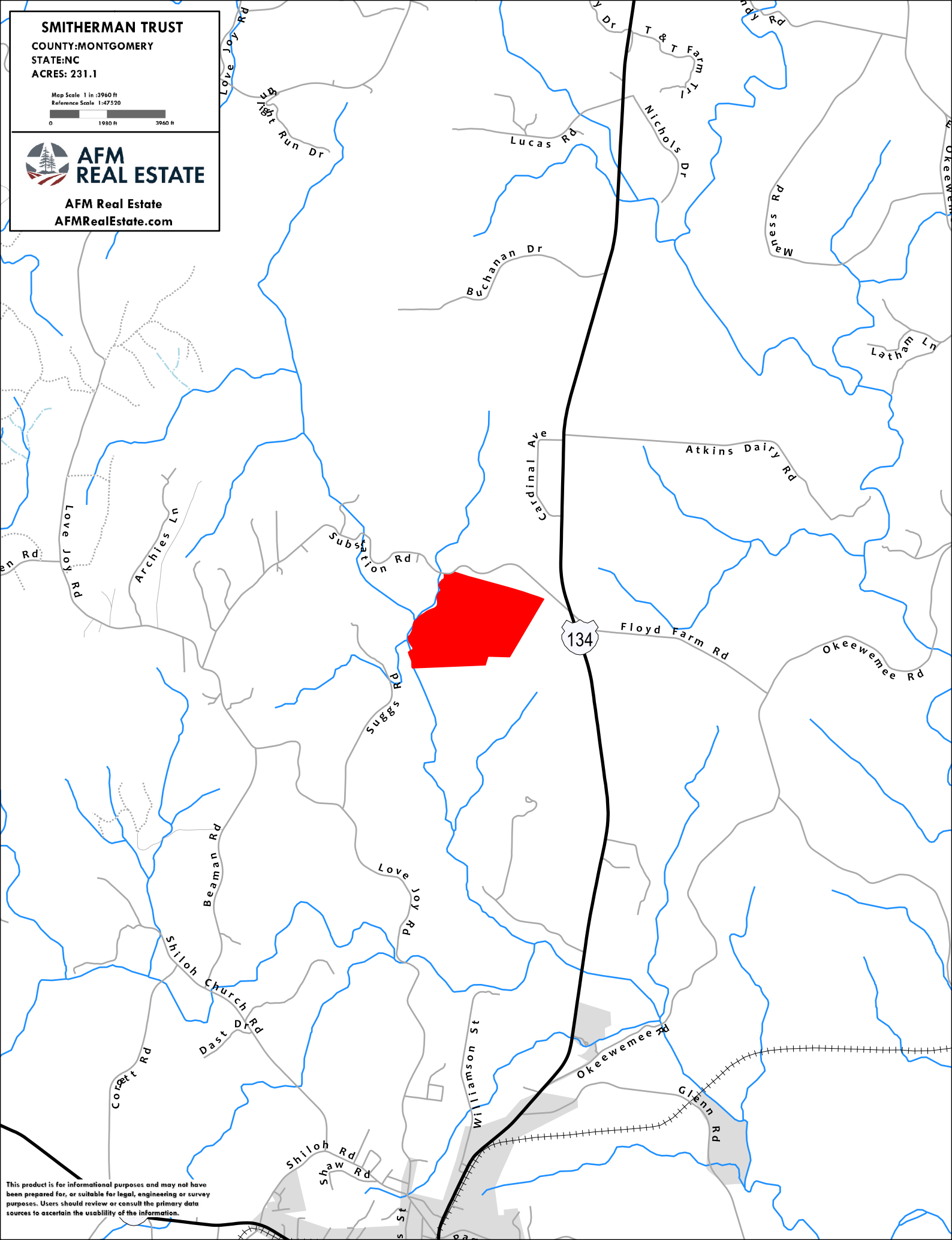
Map Scale: 1 in : 3960 ft
Reference Scale: 1 : 47520

0 1980 ft 3960 ft



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Excise Tax: \$0.00

PIN(s): 7631 00 51 6129, 7537 00 46 4002

Mail after recording to: Grantee

This instrument prepared by: Hollers & Atkinson, P.C., 110 N. Main St., Troy, NC 27371

Brief description for the Index: 227 acres Little River Township, 18.86 acres Troy Township

NORTH CAROLINA GENERAL WARRANTY DEED
(NO TITLE EXAMINATION)

THIS DEED made this 31st day of October, 2022, by and between:

GRANTOR

Jennifer Smitherman Carpenter,
Successor Trustee of the
James S. Smitherman, Jr. Revocable Trust

402 Parkmont Drive
Greensboro, NC 27408

GRANTEE

Jennifer Smitherman Carpenter
402 Parkmont Drive
Greensboro, NC 27408

Nina-Louise Smitherman Rivenbark
4129 Appleton Way
Wilmington, NC 24812

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 its right, title and interest in those certain lots or parcels of land situated in Little River and Troy Townships, Montgomery County, North Carolina and more particularly described as follows:

Parcel 1 (7631 00 51 6129): Being a three-eighths undivided interest in three tracts in Little River Township, described in metes and bounds as follows:

First Tract: BEGINNING on a dogwood, maple and oak pointers, on the bank of Denson Creek, and runs thence East to Isaac Suggs old line to a red oak and two red oak pointers; thence North 17 East 18 poles to a post oak; thence East 100 poles to a post oak and North 28 East 1300 poles to a pine; thence East 8 poles to a stake; thence

North 75 West to Arnette Branch; thence down the various courses of said branch to Denson Creek; thence down the various courses of said creek to the BEGINNING, containing 227 acres, more or less.

Second Tract: On the waters of Denson Creek, BEGINNING at an elm on the west bank of Denson Creek in the old Stephens line and runs as the fence South 71-30 West 14 poles to a dogwood now down by the side of a large rock; thence South 26 East 22 poles to a pine; thence North 87 East 7 poles to a poplar on the west bank of the creek; thence up the various courses of said creek to the BEGINNING, containing 2-1/4 acres, more or less.

Third Tract: BEGINNING on an elm on the west bank of Denson Creek, the old Stephens line, and runs as that line and as the fence South 71-30 West 14 poles to a dogwood now down by the side of a large rock thence North 26 West to Crooked Run; thence down said Crooked Run to Denson Creek; thence down the various courses of said creek to the BEGINNING, containing 1/2 acre, more or less.

Parcel 2 (7537 00 46 4002): Being a one-half undivided interest in a tract in Troy Township, described in metes and bounds as follows:

BEGINNING at a stone stump on the south side of Capelsie Road, a corner of a 40-acre tracts, and runs thence with the line of said 40-acre tract South 16 West 43.75 poles to a stone pile by a pine and post oak in Smitherman's line; thence with Smitherman's line South 74 East 151 poles to a stake in the road; thence, with the road, in a northwesterly direction to the point or place of BEGINNING, containing 23 acres, more or less.

James M. Smitherman, Jr. died intestate on March 9th, 2022 as the sole owner of a one-quarter undivided interest in Parcel 1. As a result of this conveyance, the Grantees will each own a five-sixteenths undivided interest in Parcel 1 and a one-quarter undivided interest in Parcel 2.

The property does not include the Grantor's primary residence.

The Law Firm of Hollers & Atkinson, P.C. has neither examined nor certified the title to the property.

Grantor acquired the property by deeds recorded in Book 778, Page 474 and Book 830, Page 846.

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:

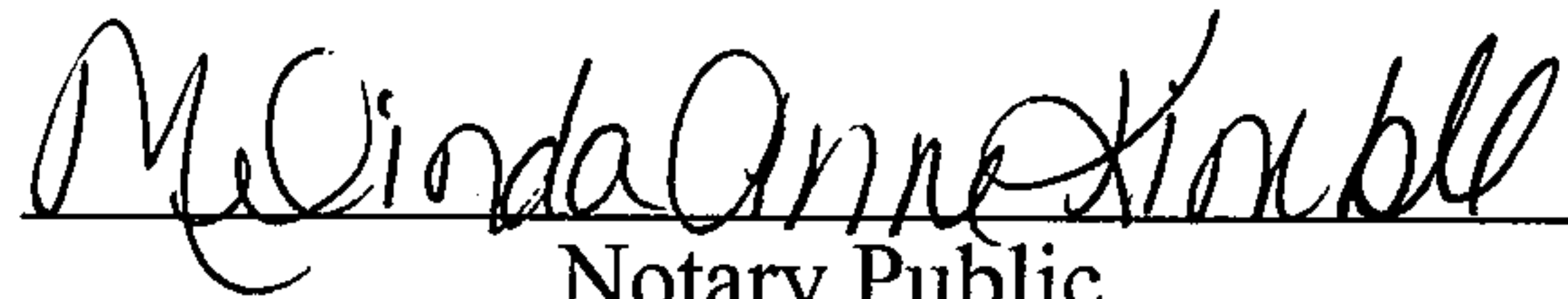
Easements and restrictions of record, lien of current year *ad valorem* taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their 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.

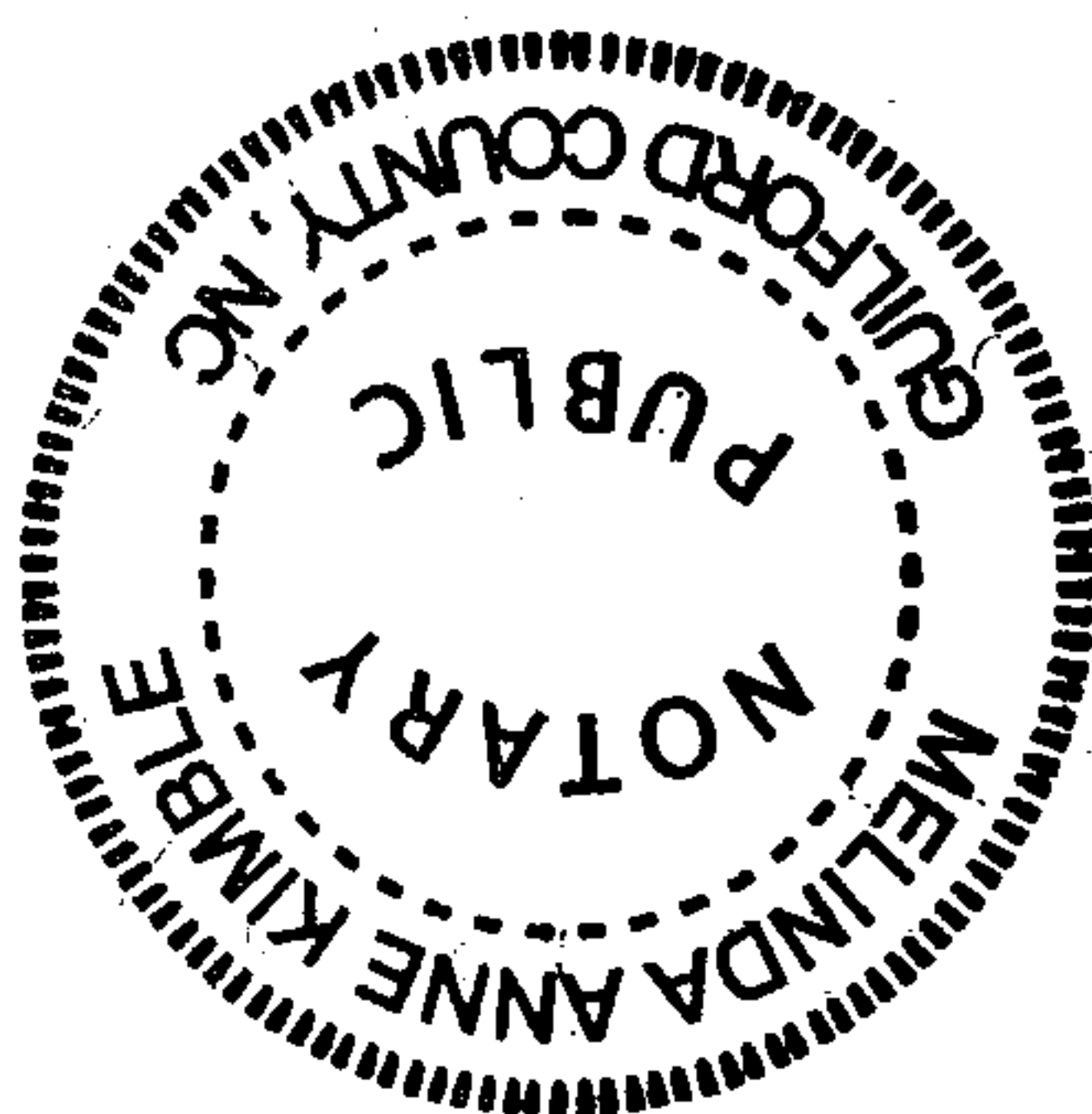

Jennifer Smitherman Carpenter,
Successor Trustee

STATE OF NORTH CAROLINA)
COUNTY OF Guilford)

I, Melinda Anne Kimble, a Notary Public of the State and County above, do certify that on this 1st day of December, 2022, before me personally appeared Jennifer Smitherman Carpenter, Successor Trustee, proved to me by satisfactory evidence to be the person(s) whose name(s) is/are signed on the preceding or attached record, and acknowledged that they signed it voluntarily for its stated purpose.


Notary Public

My commission expires: 3/20/2027



(SEAL)