



KEY FEATURES

- 99 acres on two parcel tracts
- 32 acres of high value upland planted pines (17 year growth)
- 67 acres of mixed hardwoods
- Stream and hand dug well located on the property
- Contains natural bluffs overlooking the mountains
- Multiple possible homesites exist onsite
- Property has been used as high quality hunting land for many years

LAND

FOR SALE | \$595,000

NORTH CAROLINA HUNTING / TIMBERLAND

0 Marshall Ridge Road

Pinnacle, NC 27043

This ±99 acre land site is located between Hanging Rock and Pilot Mountain State Parks. Currently has 17 acres of high quality planted pine which represents an immediate or future income. This property has it all with the access road along Marshall Mountain Ridge, scenic bluffs overlooking the Blue Ridge Mountains, streams and more. Make this your next great investment property, hunting preserve or future country homestead. Enjoy tranquility at home while being only a 30 minute drive to Winston-Salem, NC.

LEARN MORE ABOUT THIS PROPERTY

BRAD KLOSTERMAN, CCIM

bradk@commercialrealtync.com

336.793.0890, ext 106



Shallow mountain streams provide for wildlife habitat



Access / logging tracts through the property



Rock bluffs with mountain and stream views



High value planted pines are approximately 17 years old



NORTH CAROLINA HUNTING / TIMBERLAND

LOCATION

Address	0 Marshall Ridge Road			City	Pinnacle
State	NC	Zip	27043	County	Stokes

PROPERTY DETAILS

Property Type	Land	Acres ±	99
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UTILITIES

Electrical	Duke	Sewer	None	Water	None
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TAX INFORMATION

Zoning	Residential-Agricultural (RA)	Tax PIN	6907-30-0913 & 6907-41-2596
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PRICING & TERMS

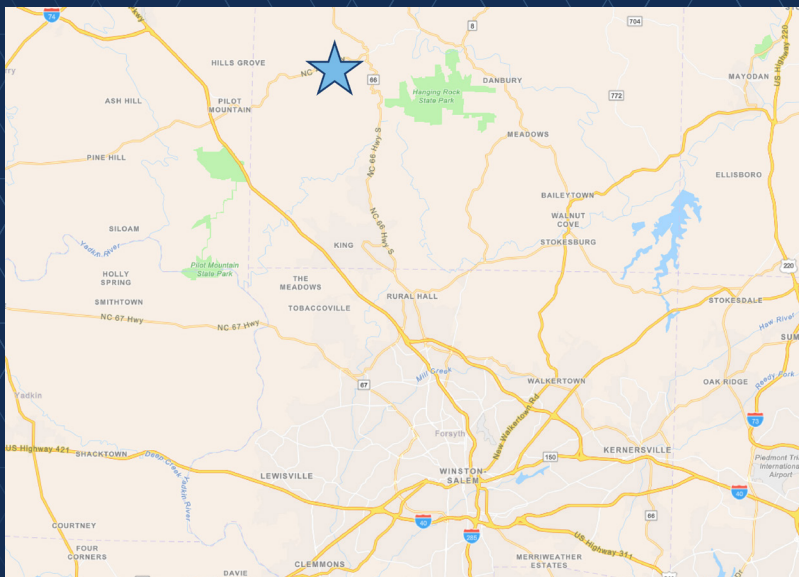
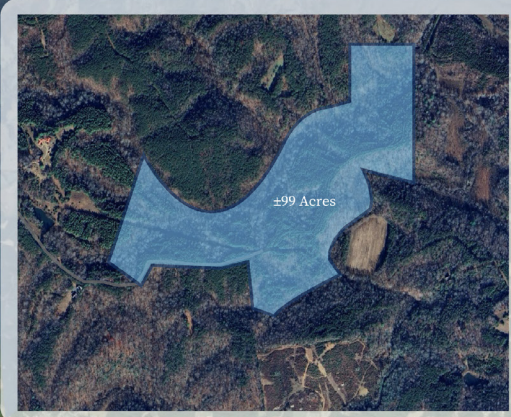
Price	\$595,000	Price/AC	\$6,010
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COMMENTS

Property tours by appointment only with a minimum of 48 hours notice. The property is actively hunted and access is secured. There is a hand dug well on the property. Buyers are responsible for accessing the feasibility of the well and soils for residential uses.

±99 ACRES IN FOOTHILLS OF APPALACHIA

LAND



LOCATION FEATURES

- Located near the Rock House historic landmark
- Secluded access located off of Marshall Ridge Road for privacy
- Located 0.75 miles from Rockhouse Road and 1.5 miles from NC Hwy 268
- Located less than 15 minutes to local market and gasoline