



Irvin Rd 30+/- Acre Timber / Hunting Tract!

29.72 +/- Acres | Rutherford County, NC | \$185,000



ADDRESS

01 Irvin Rd
Ellenboro, NC 28040

LOCATION

From Shelby, NC, take HWY 226 north (Polkville Rd), go through Polkville, (L) on Hollis Rd, (L) on Stroud Rd, go 1.8 miles, (R) on John Stroud Rd, hard left on Irvin Rd, property will be on your left

PROPERTY SUMMARY

29.72+/- acre tree farm in western Rutherford Co. This tract has planted loblolly pines approx 7 years old. Property is enrolled in the "Present Use Value Timber program." This tract is large enough to build a home & keep the minimum 20 acres enrolled in PUV and take advantage of the deferred tax benefit. Approximately 4 acres are located across the street. It is likely but not guaranteed you could have views of the South Mountain range depending on home location. Seller will transfer property by "special warranty deed". Buyer has the option to re-enroll the property back into PUV or to pay rollback taxes and interest if they choose not to. We highly recommend downloading a "land app" on your mobile device before walking a tract of land. Land apps such as "HuntStand" or "LandGlide" will show you where you are in relation to property lines/corners. The property is not on a hunting lease but surrounding property may be, use caution. Seller is a licensed RE broker.

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