



## 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

Come see this 30+/- acre timber tract in eastern Rutherford County featuring 8+/- year-old planted loblolly pines. A great spot for a private home, and possible (but not guaranteed) South Mountain views depending on home placement. About 4 acres are located across the road. A 50'x50' cleared area at the NW corner is accessible via a newly created walking/4-wheeler trail. Property will transfer by special warranty deed. The property is enrolled in the PUV timber program. As long as 20 acres of timber remains in the program, you can build your home or cabin and still take advantage of this wonderful tax deferment program. See document section for more info on the program. Seller is a licensed NC real estate broker. Download a land app like HuntStand or LandGlide before walking the property.

[nationalland.com/listing/irvin-rd-30-acre-timber-hunting-tract](https://nationalland.com/listing/irvin-rd-30-acre-timber-hunting-tract)



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