



98 +/- Acre Timber/ Hunting/ Recreation Tract on Stroud Rd!

98 +/- Acres | Cleveland County, NC | \$599,900



ADDRESS

05 Stroud 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, Property will be 1.7 miles on the left.

PROPERTY SUMMARY

This 98+/- ac timber tract is a must-see. Property features various stages of timber w/ some stands nearing harvest. You will find a 1+/- ac pond in the northeast corner. South of the pond, you will find a shooting range. Property is located in Rutherford & Cleveland Counties. Property is accessed off of Stroud Rd in Rutherford County (21 +/- ac in Rutherford County/77+/-ac in Cleveland County). Both counties assess taxes. Over 600' of frontage along Stroud Rd. Property is enrolled in "Present Use Value" timber program which means deferred property taxes. Should buyer not re-enroll the property into PUV, buyer will be responsible for rollback taxes + interest. This tract would be a great timber/land investment, hunting/ recreation tract, or place to build your dream home. Before walking land download a land app such as "LandGlide" or "HuntStand" to your mobile device. Owner is an NC RE broker. Property to be conveyed by "special warranty deed."

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