



# 190+/- Acre Hollis Rd Hunting and Timber Tract!

189.78 +/- Acres | Rutherford County, NC | \$1,295,000



## ADDRESS

01 Hollis Rd  
Ellenboro, NC 28020

## LOCATION

From Shelby take Hwy 74 Business W, R on Washburn Switch Rd, L on New House Rd, L on Jack Moore Mountain Rd, R on Hollis Rd, go 0.60 mile and the property will be on your right (see sign at entrance of access driveway)

## PROPERTY SUMMARY

Hunters and timber investors, come see this amazing 190+/- acres in eastern Rutherford County and in the shadows of the South Mountains. This beautiful timber tract is loaded with merchantable loblolly pines that are approximately 30 years old. The property also has 3,500' +/- along gorgeous Hinton Creek. This property is in the "Present Use Value" timber program which equates to super low deferred property tax. Buyer has the option to keep the property in PUV. If buyer chooses not re-enroll the property into PUV, the buyer will be responsible for the standard 3 years of rollback taxes and interest. Property to be transferred by "special warranty deed." Seller is a licensed NC real estate broker. Call Bobby or Jeff for more details!

[nationalland.com/listing/hollis-rd-hunting-and-timber-tract](https://nationalland.com/listing/hollis-rd-hunting-and-timber-tract)



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