

UNDER CONTRACT



John Stroud Rd 44+/- Acre Creekside Tract!

44 +/- Acres | Rutherford County, NC | \$375,000



ADDRESS

01 John Stroud Rd
Ellenboro, NC 28040

LOCATION

From Shelby, take US 74 West (R) on Washburn Switch, (R) on New House Rd, go 7.4 miles (name changes to Hinton Creek Rd), (R) on John Stroud Rd, property located at corner of Hinton Creek Rd and John Stroud Rd. Must have an appointment.

PROPERTY SUMMARY

44± acres in eastern Rutherford County with over 2,600 ft of beautiful Hinton Creek frontage, 13± acres of open fields, and a great trail system. The property also offers 640± ft on Hinton Creek Rd and 2,200± ft on John Stroud Rd. Ideal for a private homesite, hunting, or recreation, it's conveniently located between Shelby and Rutherfordton, just 1 hour from Charlotte-Douglas International Airport. A truly marvelous quiet country setting. Seller will be implementing several deed restrictions that expire 10 years after purchase which are: no manufactured homes, chicken houses, concentrated animal feeding operations (C.A.F.O.), or subdividing under 5 acres. The property is enrolled in the Present Use Value timber program for low, deferred taxes—buyer will have the option to enroll in the same program.

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