

Hilton Lake Road Tract

Cabarrus County, NC • 33.92 acres

Property Key Features:

Location, wildlife habitat, and timber income potential make this 34-acre property stand out from the crowd.

- Fast-growing, well-stocked loblolly pine timber investment
- Low property taxes. The property qualifies for the *Forestry Present-Use Tax Program*.
- 5 minutes to I-85 (35 minutes to downtown Charlotte)
- Abundant paved road frontage (±1600 feet)
- Extensive trail system
- Wildlife habitat suited for deer, turkey, songbirds, rabbit, and quail.

For More Information Contact:



Tim Cartner

Forester & Real Estate Agent

704.996.0380

tim@timberlandadvisors.com

P.O. Box 12566, Charlotte, NC 28220

Location:

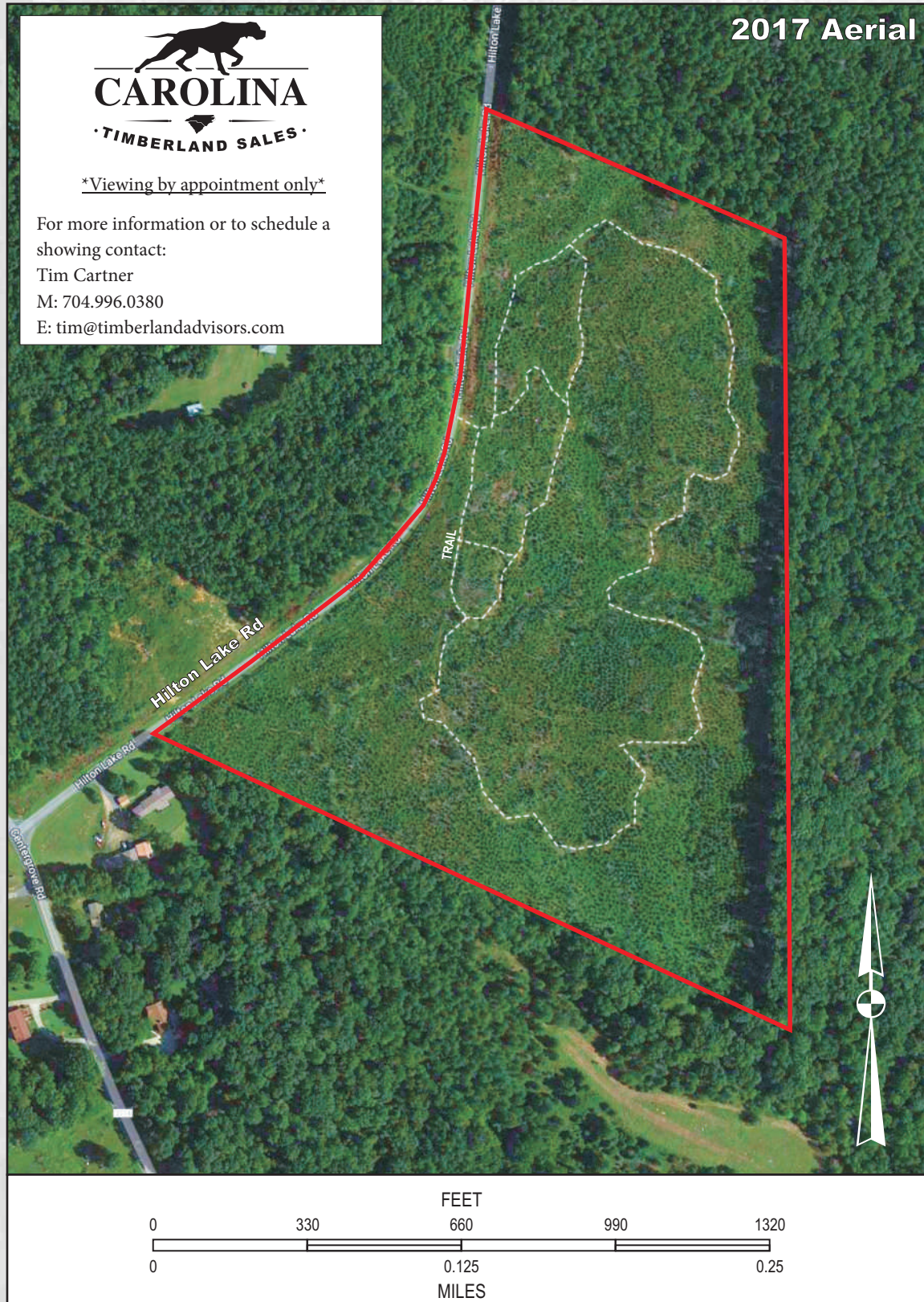
35.46771, -80.55854



Parcel Number	56326824410000
Acres	33.92
Zoning	AO (Agricultural/Open District)
Location Address	3812 Hilton Lake Road Concord, NC 28025
Schools	Elementary - Royal Oaks ES Middle School - Concord MS High School - Concord HS
Deed Book/Page	Book 11118, Page 0288
Plat Book/Page	Book 16, Page 57, Tract #7

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Viewing by appointment only. The information provided herein is believed to be accurate, but is not guaranteed. Buyers are advised to verify all items.



LAND FOR SALE
704.996.0380

CALL: TIM CARTNER
±34 ACRES

BOUNDARY SURVEY
OF THE

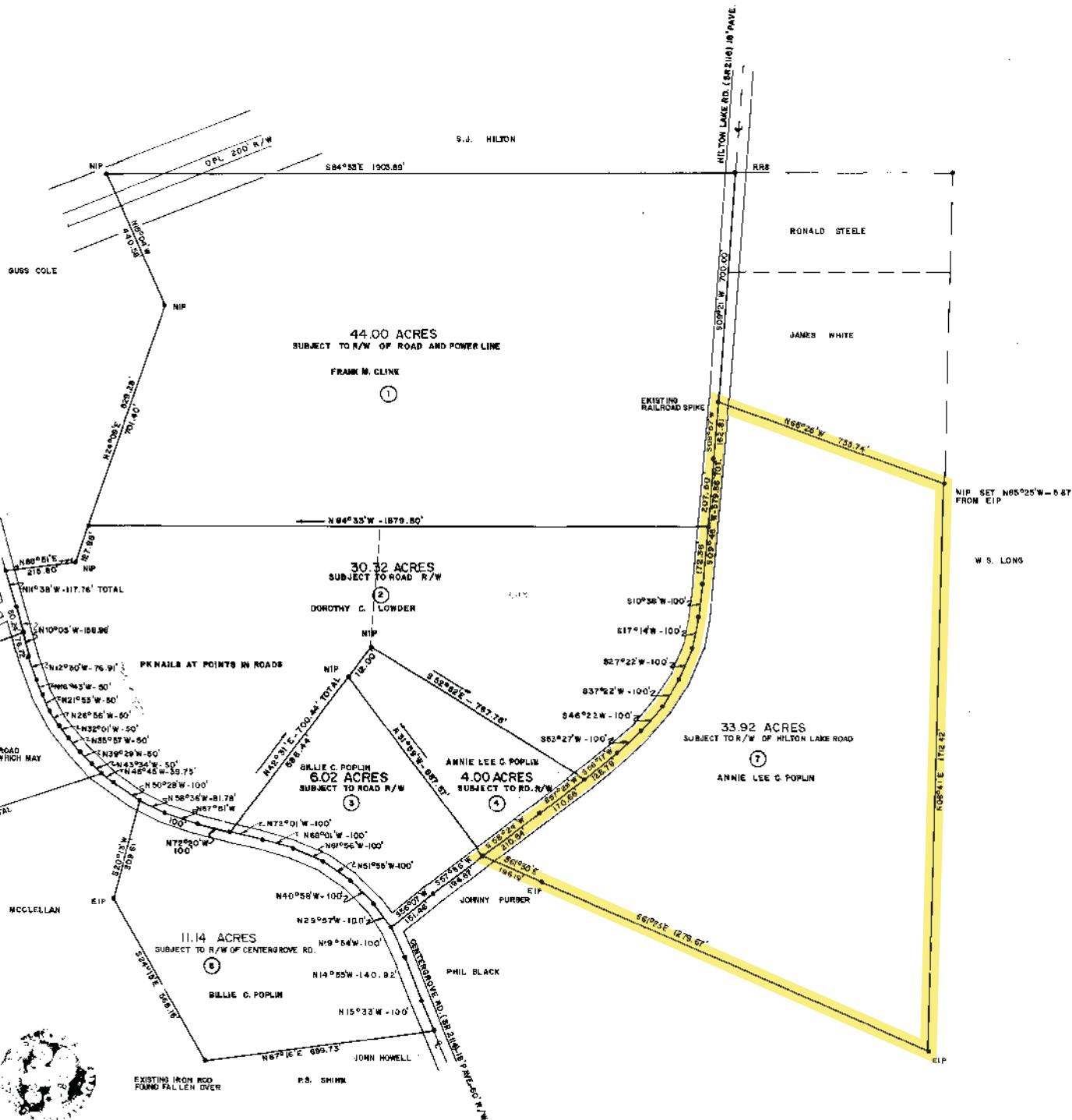
L.O. CLINE ESTATE

NO. 5 TWP.
CABARRUS CO., N.C.
L.V. LEWIS

JULY 11, 1977
SCALE 1"=200'
L-1478

138.12 ACRES TOTAL

NIP NEW IRON PIPE
EIP EXISTING IRON PIPE
RRS RAILROAD SPIKE
OPL OVERHEAD POWER LINE
C CENTERLINE



I, L.V. LEWIS DO HEREBY CERTIFY THIS MAP TO BE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT WAS DRAWN FROM AN ACTUAL LAND FIELD SURVEY BY ME, AND THAT IT WAS DRAWN IN ACCORDANCE WITH S.S. 47-50 AS AMENDED.
SIGNED _____

NOTARY PUBLIC, DO HEREBY CERTIFY THAT L.V. LEWIS R.L.S. PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGE DUE EXECUTION OF THIS INSTRUMENT. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ A.D.
SIGNED _____
MY COMMISSION EXPIRES _____

OFFICE REGISTER OF DEEDS

CABARRUS COUNTY, N.C.
FILED FOR REGISTRATION ON THE 29th DAY OF March 1978
AT 3:32 O'CLOCK P.M. AND REGISTERED IN
RECORD OF DEEDS NO. 16 PAGE 4
REGISTER OF DEEDS James O. Bonds By _____



EXISTING IRON ROD FOUND FALLEN OVER

P.S. SHINN