

Mt. Olive Road Tract

Cabarrus County, NC • ±53.53 acres • Will Subdivide

Property Key Features:

Scenic beauty, location, and timber income potential make this property stand out from the crowd.

- ± 30 miles to downtown Charlotte.
- Moderate terrain
- Mature, high-value loblolly pine timber
- Mature, high-value hardwood timber
- Low property taxes. The property is currently enrolled in the *Forestry Present-Use Tax Program*.
- Abundant paved road frontage (±1650 feet)
- Two creeks

The Seller is willing to consider subdividing this property into parcels as small as 7 acres. Call agent to discuss your needs and possible subdivisions.

For More Information Contact:



Tim Cartner

Forester & Real Estate Agent

704.996.0380

tim@landncsc.com

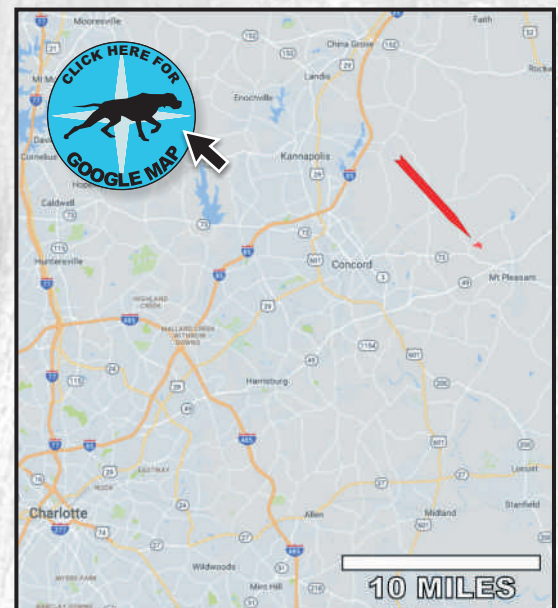
P.O. Box 12566, Charlotte, NC 28220

Details:

Parcel ID #	56612139300000 (32.02 ac)
	56613241610000 (20.51 ac)
Zoning	AO (Agricultural/Open District)
Schools	Elementary - Mt. Pleasant
	Middle - Mt. Pleasant
	High - Mt. Pleasant

Location:

35.42348, -80.46978



MATURE HARDWOODS

MATURE PINES

CREEKS



Tim Cartner
Forester & Real Estate Agent

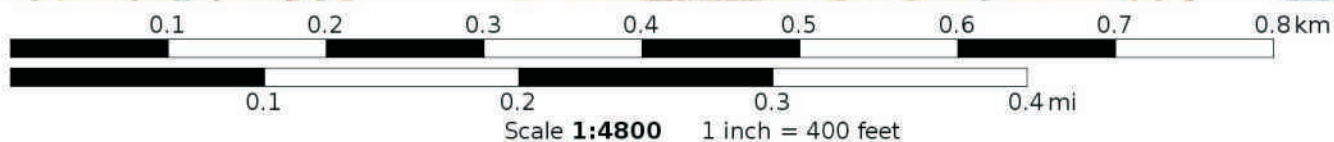
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USGS 10' Topography

NOT IN SALE

Mt Olive Rd
WGS84
USNG Zone 17SNV
CalTopo





March 2018 Aerial Photo

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56612139300000
32.02 ac

56613241610000
20.5 ac

NOT IN SALE

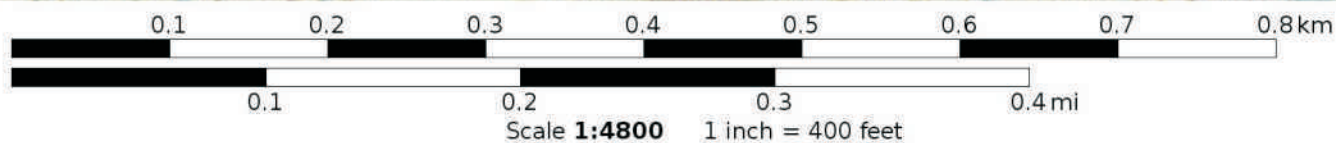
Lutheran

Mt Olive Rd

WGS84

USNG Zone 17SNV

CalTopo





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Timber Type Map



Mt Olive Rd
WGS84
USNG Zone 17SNV
CalTopo

