



**AFM  
REAL ESTATE**

**FOR SALE**

## **CHICKEN NECK – SOUTHERN TIER**

±339 Acres - \$519,000

Stokes, County, NC

AFM Real Estate is pleased to announce the exclusive offering of Chicken Neck – Southern Tier, located near Stokesville, NC.

Of the total available acres, the Piedmont Land Conservancy has ±289.35 acres under a conservation easement and allowing two (2) designated homesites. Approximately 49.59 acres are not encumbered. Additional information about the conservation easement is available upon request. Meticulously managed mature hardwood timber stands throughout the tract; Recent timber harvest along road used "worst first" principle, taking out lesser value timber to allow prime timber to grow with less competition. Fantastic wildlife habitat with many jeep/ATV trails for access to hunting stands, camping areas, etc. Numerous beautiful perennial streams throughout tract. Unencumbered land along Hwy 770 for potential commercial use.

Access to west side of tract via Hennis Road right of way. Great road frontage along NC Hwy 770 and Goinstown Road.

### **Directions:**

- Take 220 North from Greensboro for ±13 miles,
- Take 770 West for ±7.1 miles,
- Turn right onto Goinstown Road for ±0.5 miles,
- Property is on the left in Sand Ridge area.



### **CONTACT:**

Robin Fleming

Broker-In-Charge – Licensed in NC

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*Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.*