



TMM Real Estate, LLC

Real Estate Brokerage Services

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Property Profile

Dawn Harris Tract Montgomery County, NC

**49.114 +/- Acres
Price - \$379,000.00**

Located near the Blaine community and Badin Lake in northwestern Montgomery County, NC, this 49-acre property presents a unique opportunity for buyers seeking land with development potential, mature timber, beauty and access to the recreational activities on Badin Lake and the surrounding Uwharrie National Forest. The property has 3,000+/- feet of frontage along Mountain Branch and Glady Fork Creek, which drain into nearby Badin Lake. NCWRC Whip-O-Will boat landing is one mile away. The property truly offers a blank canvas to create your legacy exactly as you envision it. With approximately 1,000 feet of double road frontage along Blaine Road and an additional 3,500 feet of internal trails, the property is very accessible. The mature timber provides significant timber value as well as providing incredible views in the open understory and rolling hills. Property is an hour drive from Charlotte and Greensboro making it an easy weekend retreat. Property adjoins US Forest Service land on the north and west side, north of Blaine Road for additional privacy. Handy Sanitary has a pressure sewer line along the Blaine Rd frontage which adds additional value for future development. Whether you're looking to build a private residence, create a development, or simply hold a timber tract for recreation now, with future appreciation value, this property offers multiple opportunities. Contact me today to learn more or schedule an inspection.

Directions:

From Troy, NC take Hwy 109 north 14.3 miles to intersection with Blaine Rd on the left. Go left on Blaine Rd for 0.7 miles to a creek crossing, the beginning of the property. Continue 0.2 miles to old, gated entrances on both sides of the road. Interior roads are not passable by vehicles.

Note: The tax map is incorrect. There is a new survey, which we have used to prepare our maps.

Note: There is an active hunting lease on the property, please wear orange or bright colored clothing and try to inspect the property mid-day.

Property Information:

Best Use: Residential/Recreational/Timber
Current Use: Timberland/Recreation
Access: Blaine Road divides the property with approx.
16 acres on the north side and 32 acres on the south.
Parcel No. 6683-13-14-4175
Deed Reference: DB 801, PG 715
Plat: PB H, PG 136C New Survey completed in 2025
Zoning: Residential 1 on the south side of Blaine Rd,
Residential 2 on the north side.
Tax Value: \$16,518 In PUV for timber, can be
assumed by buyer. 2025 Taxes: only \$113.15

Inspections by appointment only!

Distance to:

Charlotte, NC	63 Miles
Rockingham, NC	54 Miles
Greensboro, NC	51 Miles
Asheboro, NC	29 Miles
Troy, NC	17 Miles
Lexington, NC	35 Miles

Listing Broker: Edwin E. Orr, ALC, RF, CF

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Information has been gathered from sources deemed reliable but is not guaranteed. Prospective purchasers should obtain verification upon the advice of legal counsel and/or other sources satisfactory to them. The Broker and listing agent assumes no liability for inaccuracies in the listing information.