

TMM Real Estate, LLC

Real Estate Brokerage Services

P. O. Box 97803

Raleigh, NC 27624

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EXECUTIVE SUMMARY

Fork Mountain Tract Caldwell County, NC

668.33 +/- Acres
Price - \$8,500,000.00

Property Information:

Address: Highway 321

City: Blowing Rock, NC 28605

Legal Information:

NCPIN #: 2834557154

Deed References: DB 1268, PG 690, DB 1632, PG 223 and DB 1525, PG 635

Plat Book 25, Pages 87 and 88 (New survey)

One of the largest tracts available in Caldwell County, Fork Mountain offers elevations up to 2,600 feet, direct frontage on Highway 321 just south of Blowing Rock, fantastic long range views including Grandfather Mountain and nearby Rocky Knob Mountain, an extensive interior road system and excellent topography. The headwaters of Wolfpen Creek run through this property.

Prime property for residential development or as a corporate retreat, with direct frontage on newly widened Hwy 321, Fork Mountain is ready for development with many excellent home site possibilities.

Directions: From Blowing Rock take Hwy 321 south approx 6 miles to entrance on left. Gated entrance is directly across from runaway truck ramp. Look for orange ribbons and sign.

General Information

Best Use: Development/Recreation

Current Use: Timber Production/Recreation

Topography: Mountainous

Access: Direct road frontage on Hwy 321 and excellent interior road system.

Financial Information

Loan Assump: No

Possession: At closing

Listing Information

This property is being marketed by:

TMM Real Estate, LLC

P. O. Box 97803

Raleigh, NC 27624

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

Office Phone: 919-846-7520

Office Fax: 919-848-2230

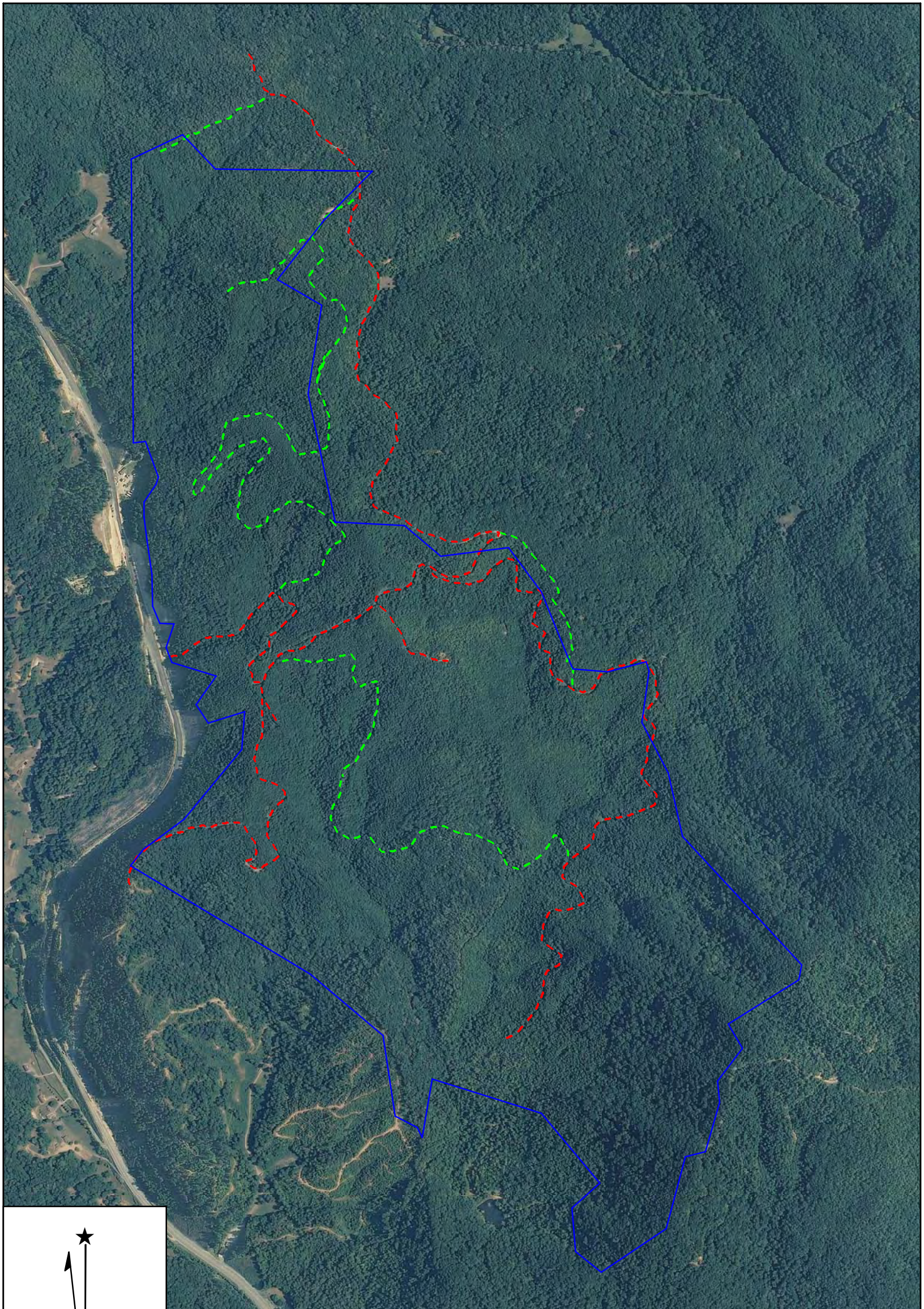
Mobile: 919-880-4673

Email: eeorr@tmmoc.com

Website: www.tmmrealestate.com

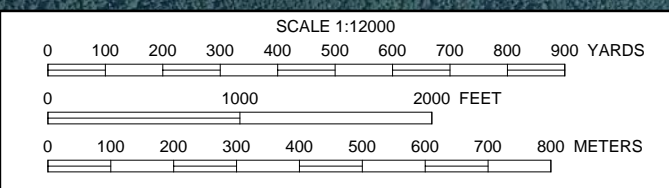
We are excited to offer the Fork Mountain Tract for sale, one of the largest tracts anywhere in the Boone – Blowing Rock area. With direct road frontage and access on newly widened four lane Highway 321, Fork Mountain is close to all the outdoor activities that have made this area a popular second home, retirement and vacation destination. Activities such as hiking, fishing, skiing, rafting, and camping are literally just minutes away. Shopping and restaurants are only six miles away in Blowing Rock. This is truly an opportunity to purchase a tract ripe for development with unequalled accessibility for a mountain tract this size.

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 assumes no liability for inaccuracies in the listing information.



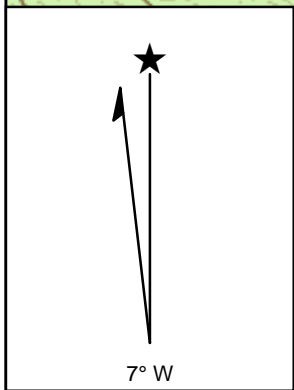
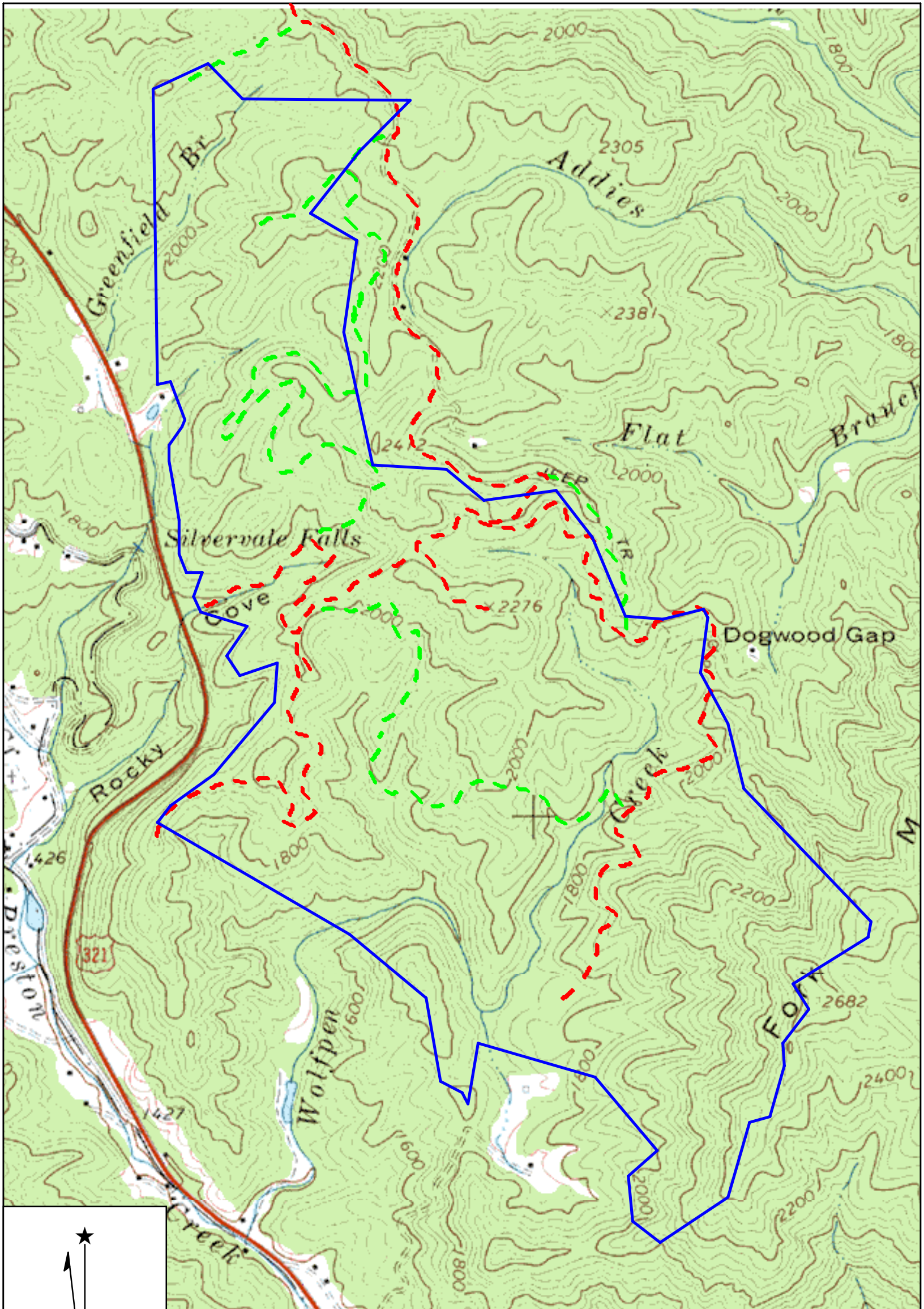
7° W

Approximate location of boundary lines is shown in blue.
Dashed red lines are primary roads.
Dashed green lines are secondary trails.
All roads require four wheel drive, ATV's or UTV's.
Drivers assume all responsibility for damage to their vehicles while viewing the property.

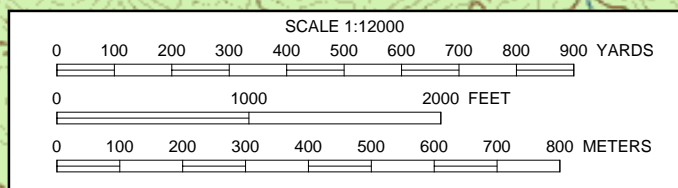


Name: BUFFALO COVE SW, NC
Date: 10/23/2009
Scale: 1 inch equals 998 feet

Location: 036° 02' 43.31" N 081° 35' 02.54" W
Caption: Fork Mountain Tract
Caldwell County, NC
668.33 Acres

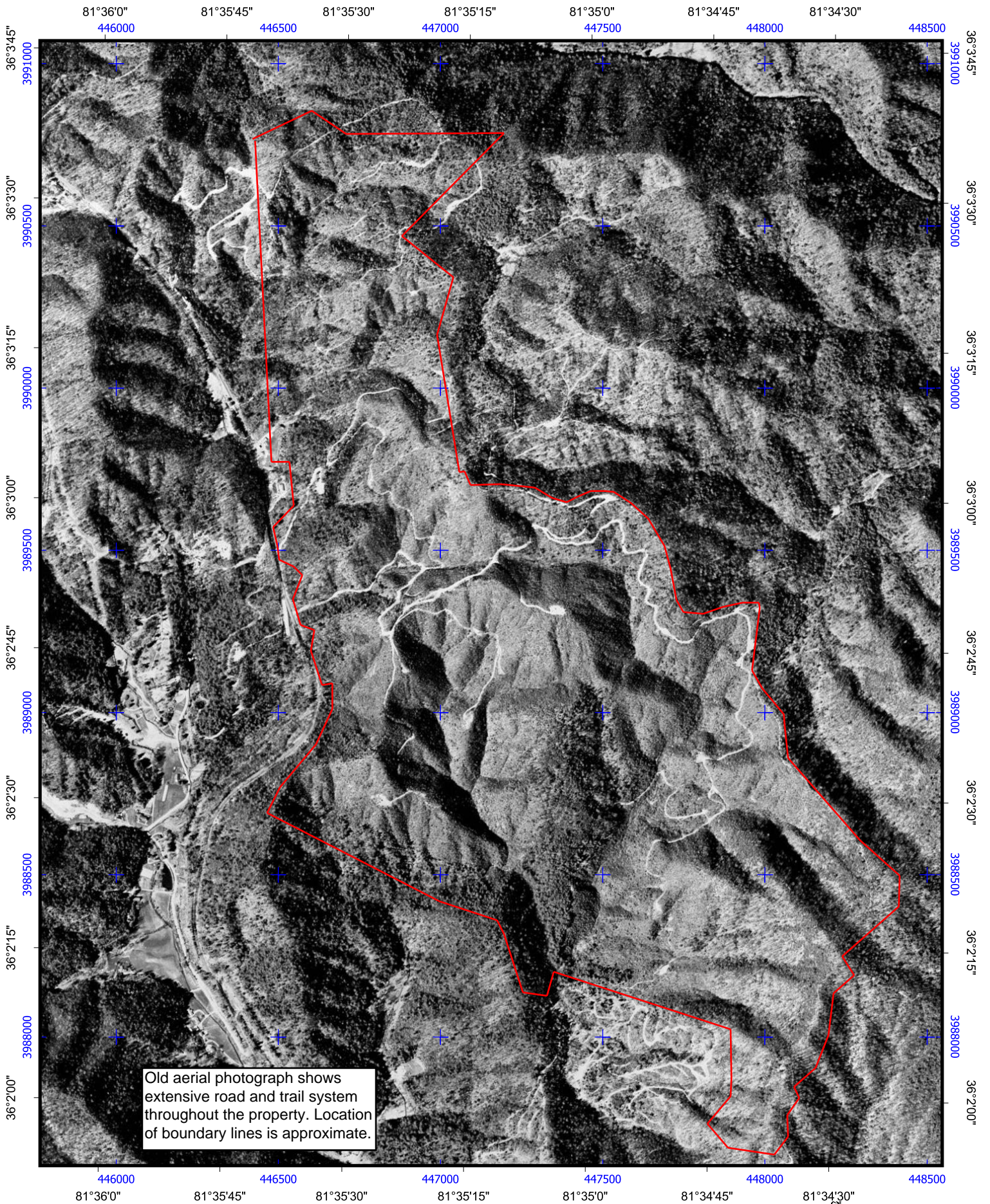


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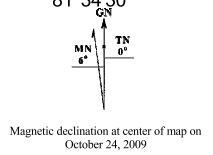
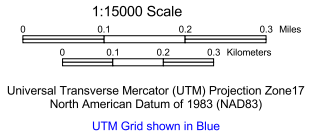


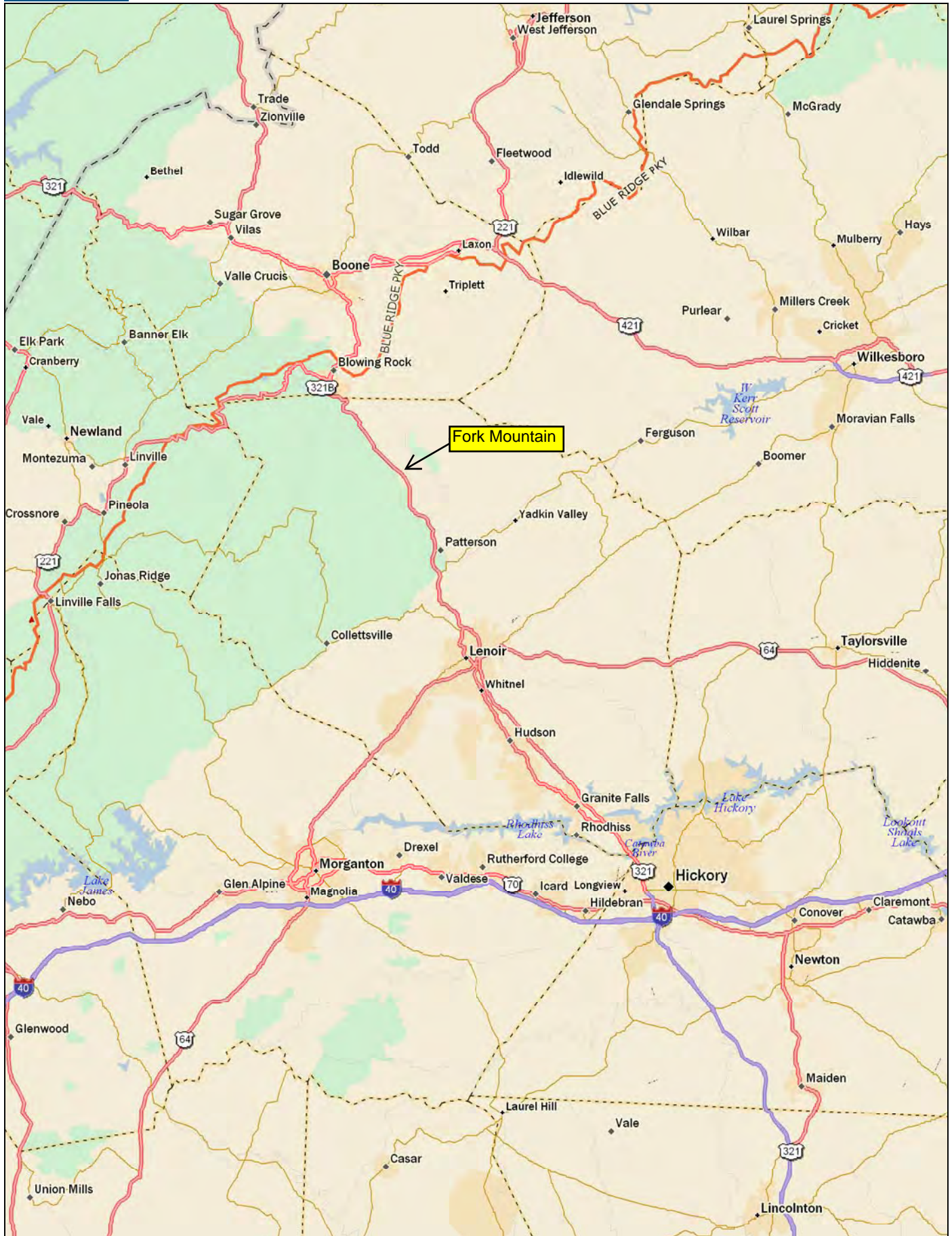
Name: BUFFALO COVE
 Date: 10/23/2009
 Scale: 1 inch equals 1000 feet

Location: 036° 02' 38.95" N 081° 35' 07.53" W
 Caption: Fork Mountain Tract
 Caldwell County, NC
 668.33 Acres



Old aerial photograph shows extensive road and trail system throughout the property. Location of boundary lines is approximate.





Fork Mountain

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