



**TMM Real Estate, LLC**

*Real Estate Brokerage Services*

P. O. Box 97803

Raleigh, NC 27624

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## Property Profile

### Ike Johnston Tract Moore County, NC

**75.869 +/- Acres**  
**Price - \$575,000.00**

Fantastic residential/recreational property with beautiful 2.5+/- acre lake. Great potential to create your estate in a very attractive area with similar style properties. Investment opportunity for future land appreciation and development. Managed timberland is producing pine straw income now from 28+/- acres of 18 yr old Longleaf Pine. Less than half of the Longleaf area is being worked for pine straw, offering the opportunity for expansion and increased income as the trees mature.

Additional acreage was planted in Loblolly Pine 24 years ago providing potential for timber income now and in the future. Abundant wildlife including deer, turkey, ducks and small game. Wood ducks inhabit the pond. A smaller pond just down stream from the dam offers the potential for a small duck impoundment.

#### **Property Information:**

Assessed as: Isaac Andrew Johnston Living Trust

No street address has been assigned for the property. TBD Cook Rd Carthage, NC 28327

Parcel Rec. No. 000060652474

PIN: 857600065720

Deed: DB 4974, PG 301

Plat: PB 13, PG 6

Tax Value: \$377,100

2024 Taxes: \$267.13 PUV program for timber, reduces taxes, buyer can assume.

Property shown by appointment only! Combo to gate lock is needed for access.

#### **General Information**

Best Use: Residential/Timber/Recreation/  
Development

Current Use: Timberland/Recreation

Topography: Level to rolling

Access: 2,200+/- feet Road frontage on Cook Rd,  
370 feet frontage on Jody Rd

Zoning: RA

Cape Fear River Basin – WS-IIIIP

#### **Directions:**

From Carthage go south on Hwy 501 2.2 miles, right and immediate left on Legion Hut Rd, quick right onto Summer Hill Church Rd, go 1 mile to left on Cook Rd. Entrance to property is 0.4 miles on left. The home at 308 Cook Rd Carthage, NC is located across the road from the entrance to the property.

#### **Listing Information**

This property is being marketed by:

TMM Real Estate, LLC

P. O. Box 97803

Raleigh, NC 27624

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