



TMM Real Estate, LLC

Real Estate Brokerage Services

P. O. Box 97803

Raleigh, NC 27624

Office: 919+846-7520 Toll Free: 800-962-2281

Mary Lou Boal – NorthTract – 179.0 Acres

An exceptional opportunity awaits with this stunning 179± acre property located on Redlawn Road, Rt 615, in southern Mecklenburg County, VA. This beautiful and historical farm offers a rare blend of natural beauty, managed pine stands, natural hardwoods, well established farmland and future potential. The land features a diverse ecosystem of rolling hills, 55+/- acres of farmland, 124+/- acres of timberland and meandering creeks that create a truly special setting. Along the 3,600+/- feet of road frontage on Redlawn Rd, there are two old home sites identified by the majestic old oak trees offering ideal locations for future homes. The western home site has a drilled well. Several farm roads provide access to the property. The creek beds provide excellent habitat and travel corridors for wildlife. Nature lovers and outdoor enthusiasts will appreciate the abundant wildlife and peaceful surroundings.

Located just minutes from I-85, the property offers easy access to Henderson, NC and the Virginia line, while remaining only a little over an hour's drive from north Raleigh via US-1 and I-85, making it an easy destination for that weekend getaway / hunting lodge.

Properties like this do not come along often. This is a rare chance to own a beautiful, historic family farm. 124+/- acres of pine and hardwood timberland. Pine consists of 27+/- acres of a 2001 Loblolly Pine plantation that has been thinned once in 2017. A second pine stand planted in 2010 contains 52+/- acres that will be ready for the first thinning in a couple of years. Smaller areas of large, mature hardwood with mixed pine are scattered along the streams and branches offering significant timber value. Two small ponds are located on the property. The farmer has cultivated and groomed some great clover patches around the edge of the fields for wildlife.

The fields on this property are the closest fields to the Dick Cross Wildlife Management Area, offering tremendous attraction for all wildlife. Dick Cross WMA is a 1,400-acre WMA in Mecklenburg County, Virginia. Formerly known as the Elm Hill WMA, it sits on the north side of the Roanoke River just below the John H. Kerr Dam. It borders the Boal Tract – South on the south side of Redlawn Rd.

There is an annual farm lease and hunting lease that can be continued. The current farmer will be allowed to care for and harvest his crops currently in the fields.

Property Information:

Mecklenburg County, VA

Parcel Rec. No. 5415

Map#: 155000-A-014

Deed: DB LR-7-4008

2026 Tax Value: \$831,600

2026 Taxes: \$4,448.00 PUV program for timber, reduces taxes, buyer can assume.

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

Office Phone: 919-846-7520

Mobile: 919-880-4673

Email: eeorr@tmnoc.com

Website: www.tmmrealestate.com

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