



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 – South Tract – 197.64 Acres

One of Mecklenburg County's finest, well managed timberland tracts being offered for sale for the first time in generations. Approximately 2,500 feet of road frontage on Redlawn Rd, Rt 615, but a single gated entrance provides security. This expansive property offers an exceptional blend of natural beauty, privacy, and recreational opportunity. An established internal road system and extensive trail network traverse the property, making it fully navigable and ready for exploration.

This property is basically all wooded and stocked with 159+/- acres of pine plantations of various ages. Pine areas consist of 13+/- acres of a 2001 Loblolly Pine, that has been thinned once in 2017. A second pine stand planted in 2008 contains 44+/- acres that is ready for a first thinning now. There is a stand of pine planted in 2015 containing 50+/- acres that is 2 – 3 years away from thinning and a stand planted in 2026 containing 52+/- acres. There was some mortality in this stand due to dry weather this past spring. The remaining acreage contains predominantly hardwood, including a 7+/- acre area of very large hardwoods left around the old home and barns, as well as substantial SMZ buffers along the various creeks and branches.

The old home and barns date back to the early 1800's and some of those old oaks around the home were probably there at that time. The buildings should not be entered. This was the former home of Henry E Coleman, whose wife was Ann T Coleman, the daughter of the 12th Governor of North Carolina, James Turner. He was governor for two terms 1802 – 1805 and later a US Senator. Ann Coleman is buried in the graveyard on the property. Some headstones date back to the early 1800's.

This property is a hunter's dream come true, with a common boundary of approximately 4,100 feet with the Dick Cross Wildlife Management Area, offering a tremendous and adjacent wildlife sanctuary for all wildlife, including waterfowl, using the state managed duck impoundments. The Dick Cross WMA is a 1,400-acre WMA, formerly known as the Elm Hill WMA. It sits on the north side of the Roanoke River just below the John H. Kerr Dam. Allens Creek runs along a portion of the boundary of this property and through the Dick Cross WMA. The entire area is a haven for wildlife. One morning in July, after a late-night rain, I found a fresh bear tracks in the recent cutover sow and cub tracks at the back of the cutover and a much larger bear track in the muddy road through the center of the property close to a large blackberry patch.

Property Information:

Mecklenburg County, VA – County
Parcel Rec. No. 5415 (both tracts in the same parcel number.)
Map # 155000-A-014
Deed: DB LR-7-4008
2026 Proposed Tax Value: \$831,600
2026 Taxes: \$4,448.00 PUV program for timber,
reduces taxes, buyer can assume.

Listing Information

Listing Agent: Edwin E. Orr, ALC, RF, CF Broker
TMM Real Estate LLC
Office Phone: 919-846-7520
Mobile: 919-880-4673
Email: eeorr@tmmoc.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.