



CONSULTING FORESTRY / REAL ESTATE

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Mott & Shay Consulting Foresters, PLLC / Mott & Shay, Inc. Real Estate 

**LIGUORI & WEEKS TRACT**  
**25.4+/- ACRES – ALL TIMBER LAND**  
**Sandy Creek Township, Franklin Co., NC**  
**LIST PRICE: \$42,900.00 (U.S.)**

**ENTRY LEVEL HUNTING & TIMBER LAND INVESTMENT**

**ESTIMATED TIMBER VALUE: \$14,000.00+/-**

**Timber is mostly pulpwood size with scattered saw timber size trees throughout (see attached Stock & Stand Table based on 100% saw timber inventory and 10% pulpwood cruise). Nice stocking of pine and mixed hardwoods including White Oak, Red Oak, Poplar, Sweet Gum & Maple. HIGH FUTURE TIMBER VALUE POTENTIAL!**

**This property does not have road frontage or a deeded right-of-way. It does have an existing path, leading from Laurel Mill- Centerville road to the property, running the entire length of the northern boundary. The property boundary runs to & through the center of the old road (see survey plat).**

**PROPERTY BOUNDARY LINES ARE PAINTED RED AND FLAGGED WITH ORANGE RIBBON – EASY TO FOLLOW**

***WILL COOPERATE WITH BUYER'S BROKER @ 3.0% COMMISSION***

***Listing agent has attempted to offer accurate data. Information is deemed reliable but is not guaranteed. Buyers are advised to confirm all items. Visit [www.mottshay.com](http://www.mottshay.com) for photos and videos. You are welcome to tour the property on your own or call Greg Mott, Sellers Agent, to arrange a showing @ 252-308-7020.***