



## TMM Real Estate, LLC

*Real Estate Brokerage Services*

P. O. Box 97803

Raleigh, NC 27624

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

# EXECUTIVE SUMMARY

## Rankin Tract Nash County, NC

**91.2 +/- Acres**  
**Price - \$182,400.00**

### Property Information:

Address: Wildlife Road and Red Bud Road  
City: Castalia, NC 27816

**Description:** The land has been managed for timber production and is 100% stocked with timber. There are approx 25 acres of 10 year old natural pine regeneration. The remaining timber consists of 30+ year old natural pine-hardwood and planted pine. Older timber has been thinned and will continue to add value as it grows. The younger timber will need the first thinning in about 8 – 10 years. Potential pond sites on property.

**Directions:** From Nashville, NC at intersection of Hwy 64 and Hwy 58, travel north on Hwy 58 approximately 9.5 miles to Castalia. Take right onto Red Bud Rd. 1.6 miles to right onto Wildlife Rd. Property begins approximately 0.2 miles on left side of road. Look for pink ribbons near property corners. Look for signs.

From Louisburg, take Hwy 56 east to intersection with Hwy 58. Turn right on Hwy 58 and travel 1.2 miles to left onto Red Bud Rd. Travel 1.6 miles to right onto Wildlife Rd. Property begins approx 0.2 miles on left side of road. Look for pink ribbons near property corners. Look for signs.

### General Information

Best Use: Timber Production/Recreation  
Current Use: Timber production/Recreational

### Legal Information:

PARID: 000831  
PIN #: 2885-00-28-0155  
Zoning: A1 - Agricultural  
Deed: DB1657, PG 892; DB 992, PG 858  
Plat: DB302, PG416  
Annual Property Taxes: 2008 \$218.51

### Listing Information

This property is being marketed by:  
TMM Real Estate, LLC  
P. O. Box 97803  
Raleigh, NC 27624

Broker: Edwin E. Orr, ALC, RF, CF  
Office Phone: 919-846-7520  
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Mobile: 919-880-4673  
Email: [eeorr@tmmoc.com](mailto:eeorr@tmmoc.com)  
Website: [www.tmmrealestate.com](http://www.tmmrealestate.com)

**Comments:** This well managed timber property has been owned by the Rankin family for over 30 years. Located on a dead end road, this tract offers an opportunity to create a great weekend retreat or permanent residence in a quiet rural setting. Extensive road frontage offers the possibility of subdividing the property, with approx 450 feet on Red Bud Rd. and 1,800 feet on Wildlife Rd. Excellent recreational tract for hunting and outdoor activities. Abundant wildlife includes deer, turkey and small game.

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 not liability for inaccuracies in the listing information.



## RANKIN TRACT NASH COUNTY, NC



10 year old natural pine - Wildlife Road



Mature pine on Wildlife Road

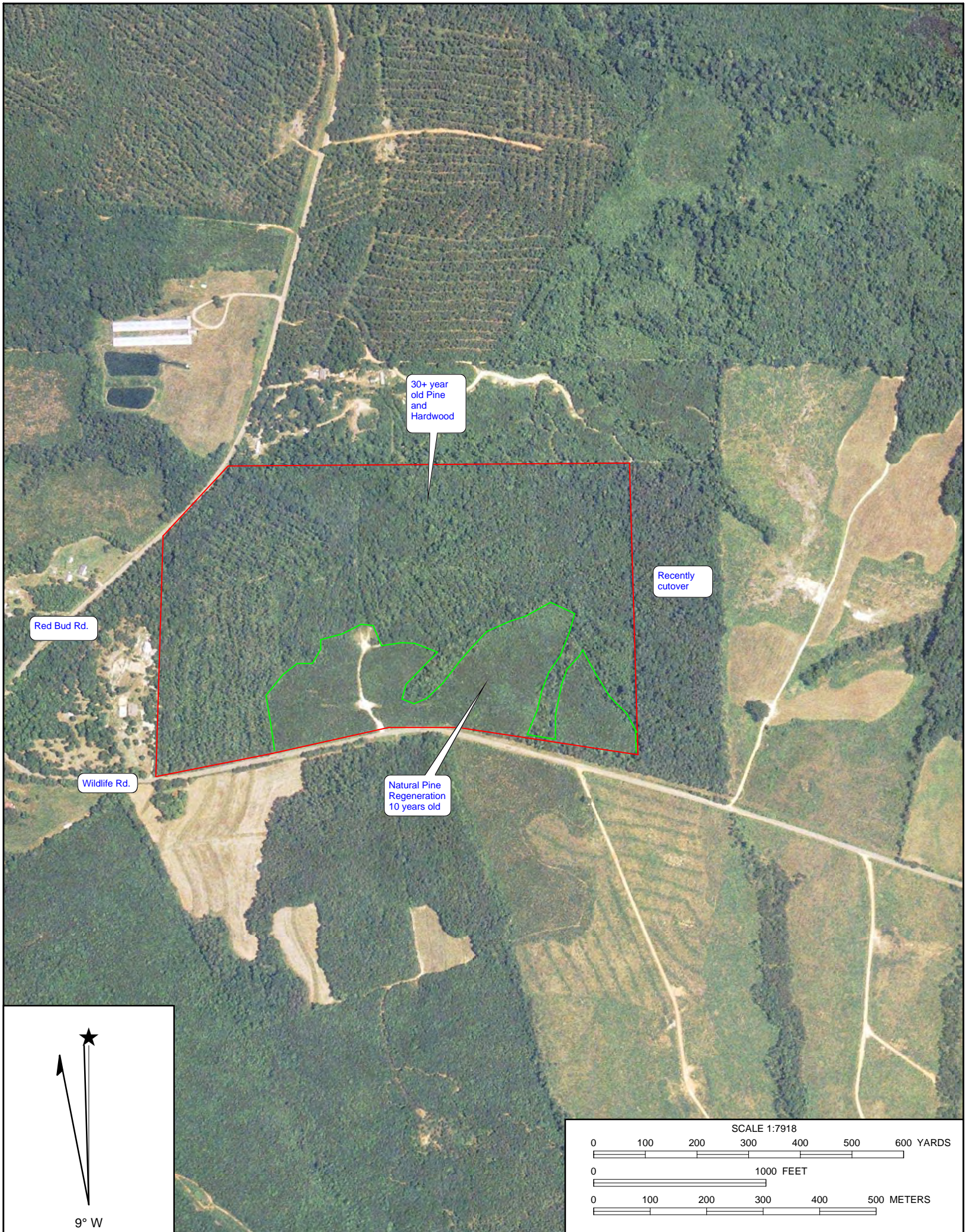


Mature timber on Red Bud Road



Road frontage on Wildlife Road





Red Bud Rd.

Wildlife Rd.

30+ year  
old Pine  
and  
Hardwood

Recently  
cutover

Natural Pine  
Regeneration  
10 years old



SCALE 1:7918

0 100 200 300 400 500 600 YARDS

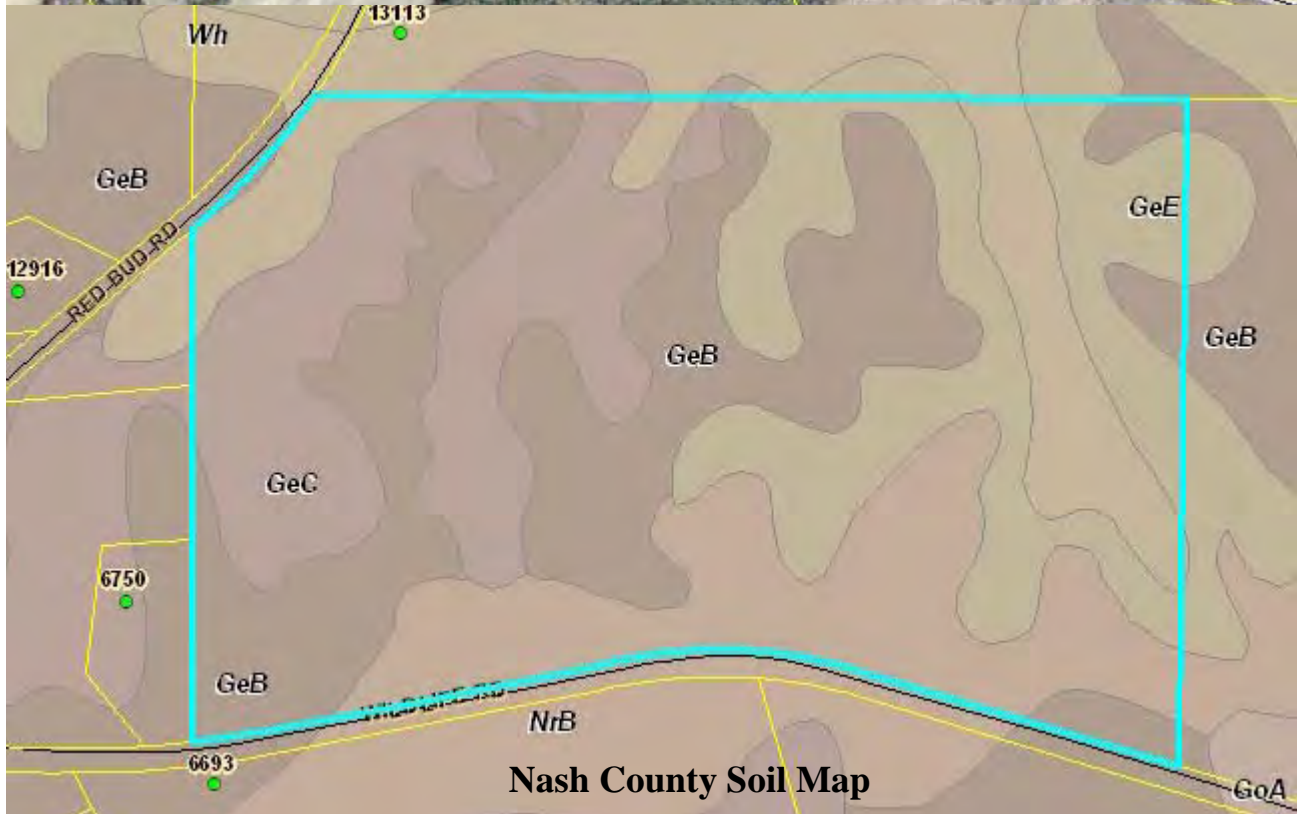
0 1000 FEET

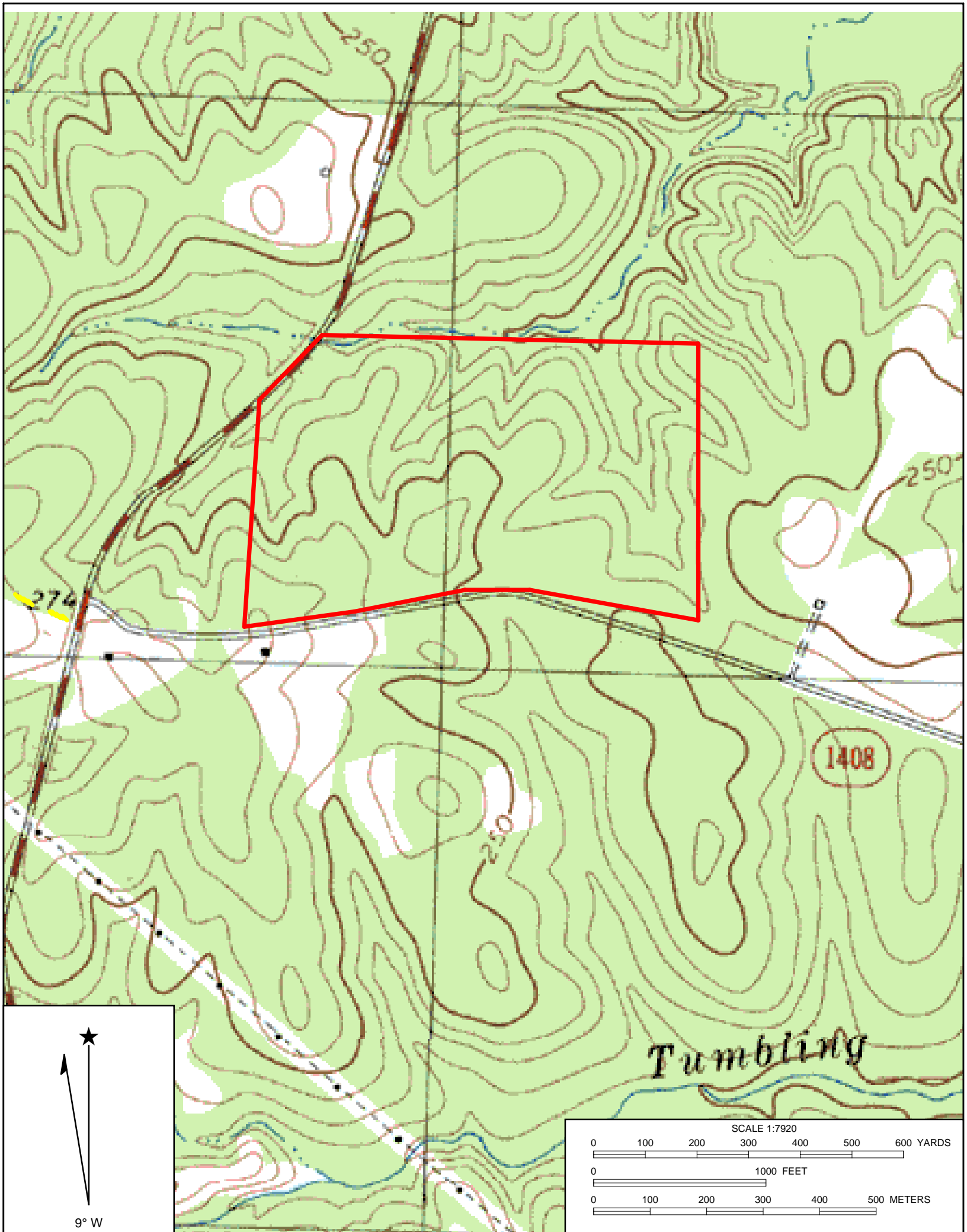
0 100 200 300 400 500 METERS





# RANKIN TRACT NASH COUNTY, NC





North Carolina - Nash County:

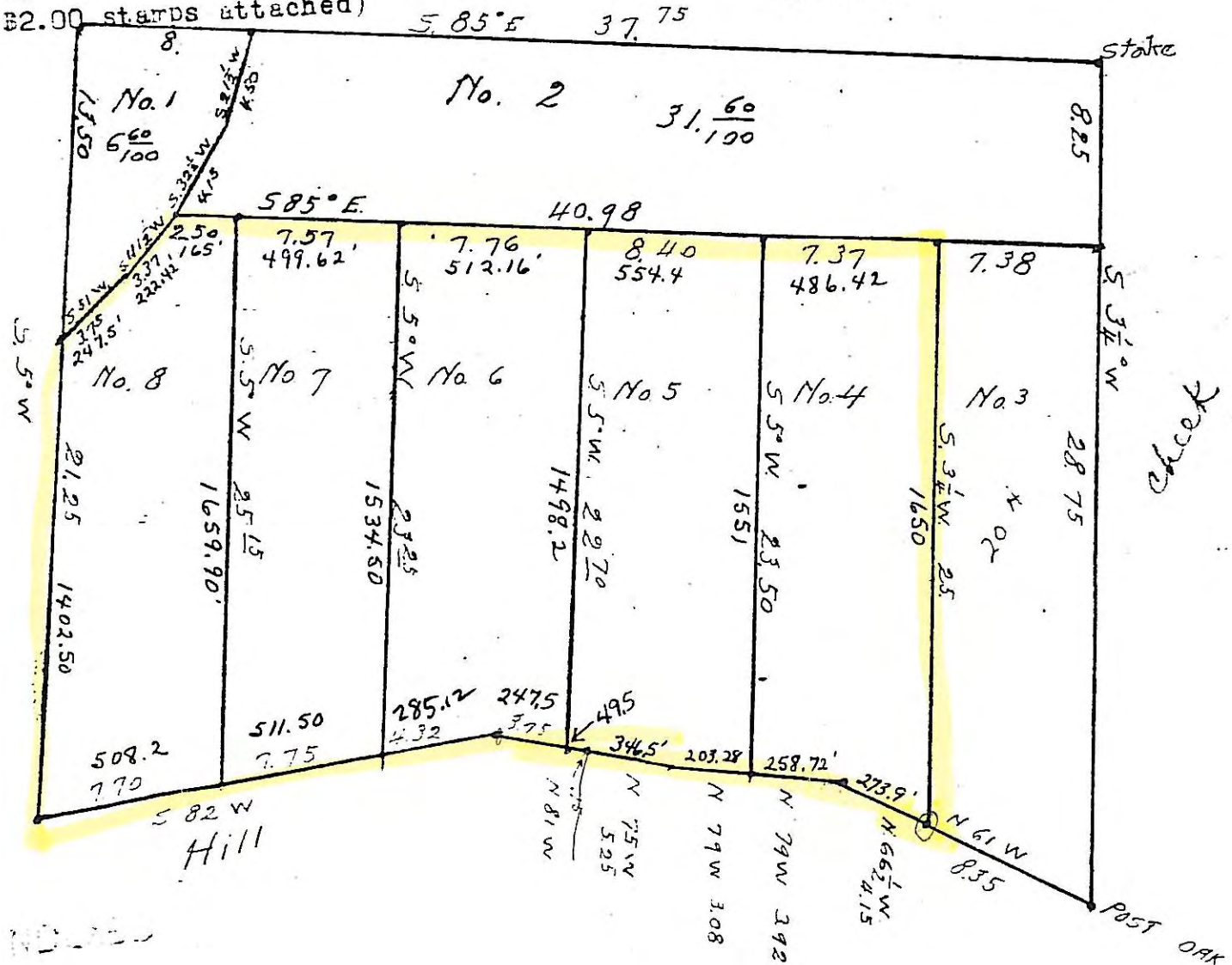
The foregoing certificate of W.L. Harrell, Jr., a Notary Public of Nash County, is adjudged to be correct. Let the instrument with these certificates be registered. Witness my hand, this 15 day of October, 1925.

Mary C. Sills, Deputy Clerk Superior Court.

Filed for registration Oct. 15, 1925, at 6 p.m. - J.P. Boddie, Register.

(B2.00 stamps attached)

NORTH



256  
731



Rankin Tract  
Nash County, NC

ue on Page 21

1

77°55'00"  
77.9167°

Continue on Page 22

77°50'00"  
77.8333°

