

# LIBERTY ROCK

<b>SUMMARY:</b>	<p>~98 acres of land in Liberty, NC off NC-421 and Old 421</p> <p>~40 acres in mature timber and ~41 acres protected by a conservation easement. Streams and wetlands restored in 2022 make for beautiful hunting grounds or a wooded retreat in a fast-growing area with two new mega parks under development nearby.</p>
<b>ADDRESS:</b>	~98 acres off Old 421 Road, Liberty, NC 27298, Randolph County, North Carolina
<b>LOCATION &amp; ACCESS:</b>	<ul style="list-style-type: none"> <li>Between 7279 and 7280 Liberty Park Avenue, Liberty, NC 27298</li> <li>~20 miles SE of Greensboro, NC and ~8 miles NW of Siler City, NC</li> <li>~ 7 miles from the Greensboro Randolph Mega Site being developed for Toyota Battery Manufacturing</li> <li>~ 5 miles from the Chatham County Megasite being developed for Wolfspeed</li> <li>Access easement via Liberty Park Avenue recorded in Book 2771, Page 1607</li> <li>Access crosses railroad line with long term, ongoing, uncontested access but no recorded easement</li> <li>~305' street frontage on Old 421 with non-vehicular access under railroad bridge along Rocky River.</li> </ul>
<b>OWNER:</b>	Wildlands Engineering, Inc.
<b>DESCRIPTION:</b>	<ul style="list-style-type: none"> <li>Parcel IDs: 8735234859, 8735347060, and 8735437485</li> <li>Deed Book 2799, Page 716-721</li> <li>~98 acres (~40 acres in timber, ~41 acres in conservation)</li> <li>~41.1 acre permanent conservation easement recorded in Book 2772 Page 142-153</li> <li>Plat of easement recorded in Plat Book 171 Page 14</li> <li>Timber value estimated to be as much as \$100,000.00.</li> </ul>
<b>PRICE:</b>	<b>\$490,000.00</b> (\$5,000.00 per acre)
<b>CONTACT:</b>	Robert W. Bugg   Wildlands Realty, LLC, (704) 719-2100, <a href="mailto:rbugg@wildlandsrealty.com">rbugg@wildlandsrealty.com</a>
<b>TAXES:</b>	<ul style="list-style-type: none"> <li>Tax value: \$265,440.00</li> <li>Annual property taxes: \$1,951.75</li> </ul>
<b>RESTRICTIONS OF THE CONSERVATION EASEMENT:</b>	<p>The fully restored stream and wetlands on the property are protected by a permeanant conservation easement which restricts certain land uses within the easement area including:</p> <ul style="list-style-type: none"> <li>The use of motorized vehicles; <i>(note that there are areas excluded from the easement to allow ATV access to areas of the property outside of the easement.)</i></li> <li>The presence of livestock of any kind (including cattle, horses, and goat);</li> <li>Agriculture (including corn, beans, wheat, row crops);</li> <li>Timbering or cutting of trees or vegetation; <i>(note that timbering restrictions do NOT apply to areas outside of the easement.)</i></li> <li>Building of structures or impervious trails;</li> <li>Dumping, storing, mining;</li> <li>Alteration of the topography or changing drainage patterns; and</li> <li>Drawing or pumping water out of the stream.</li> <li>Conservation easement restrictions only apply to the ~41 acres and not the ~57 wooded acres</li> <li>The easement is private and <u>not</u> a greenway open to the public</li> <li>The rights of private enjoyment including hunting, and walking within the easement area <u>are</u> still allowed.</li> <li>The easement will be monitored by Wildlands staff through 2029</li> <li>The North Carolina State Property Office will provide long term monitoring of the easement after completion of Wildlands' management.</li> </ul>





**PICTURES:**

View looking  
East at 7279  
Liberty Park  
building where  
access  
easement ends  
at the railroad  
crossing and  
ford crossing  
at the top of a  
small stream



View from  
Rocky River  
North toward  
the ford  
crossing





View looking at the mature timber to the North/West of the same small stream



View looking East at confluence of the same small stream and Rocky River and 7280 Liberty Park building





View looking  
East down the  
restored Rocky  
River with  
7279 Liberty  
Park building  
in the  
background



View looking  
West (towards  
421) at the top  
of Rocky River

