

HENRY FORK

SUMMARY:	<p>~49 acres of land in Hickory, NC near the intersection of I-40 and US-321 ~Property was formerly part of the Henry River Golf Course ~48 acres protected by a conservation easement ~0.27 acre area for parking or a cabin ~Streams and wetlands restored in 2015 make for beautiful hunting grounds</p>
ADDRESS:	~49 acres at the end of Mountain View Road, Hickory, NC 28602, Catawba County, North Carolina
LOCATION & ACCESS:	<ul style="list-style-type: none"> • GPS to 2496 Mountain View Road, Hickory, NC 28602. • Mountain View Road becomes a private drive approximately at the driveway to #2496. Continue to the parking lot at the end of the drive. Property is straight ahead. • 50' wide access easement from the end of Mountain View Road to the property recorded at Deed Book 3239 Page 1627.
OWNER:	Ramlonghorn, LLC
DESCRIPTION:	<ul style="list-style-type: none"> • Parcel ID: 279108883819 • Deed Book 3505, Page 1283 • ~49 acre tract • 48.06 acre permanent conservation easement recorded in Book 3494 Page 871 • 0.27 acre area for parking or a small cabin (approximately where the car is in the picture below) • General warranty deed to be conveyed • Plat of easement recorded in Plat Book 74 Page 3
PRICE:	\$60,000.00 (\$1,224.00 per acre)
CONTACT:	Robert W. Bugg Wildlands Realty, LLC, (704) 719-2100, rbugg@wildlandsrealty.com
TAXES:	<ul style="list-style-type: none"> • Tax value: \$38,200.00 • Annual property taxes: \$254.03
RESTRICTIONS OF THE CONSERVATION EASEMENT:	<p>The fully restored stream and wetlands on the property are protected by a permanent conservation easement restricting certain land uses within the easement area including:</p> <ul style="list-style-type: none"> • The use of motorized vehicles; • The presence of livestock of any kind (including cattle, horses, and goat); • Agriculture (including corn, beans, wheat, row crops); • Timbering or cutting of trees or vegetation; • Building of structures or impervious trails; • Dumping, storing, mining; • Alteration of the topography or changing drainage patterns; and • Drawing or pumping water out of the stream. • The easement is private and <u>not</u> a greenway open to the public • The rights of private enjoyment including hunting, and walking within the easement area <u>are</u> still allowed. • The North Carolina State Property Office is the holder of the conservation easement.



PICTURES:

Northern area of the property showing the access into the parking area (where the grey pickup truck is parked).





