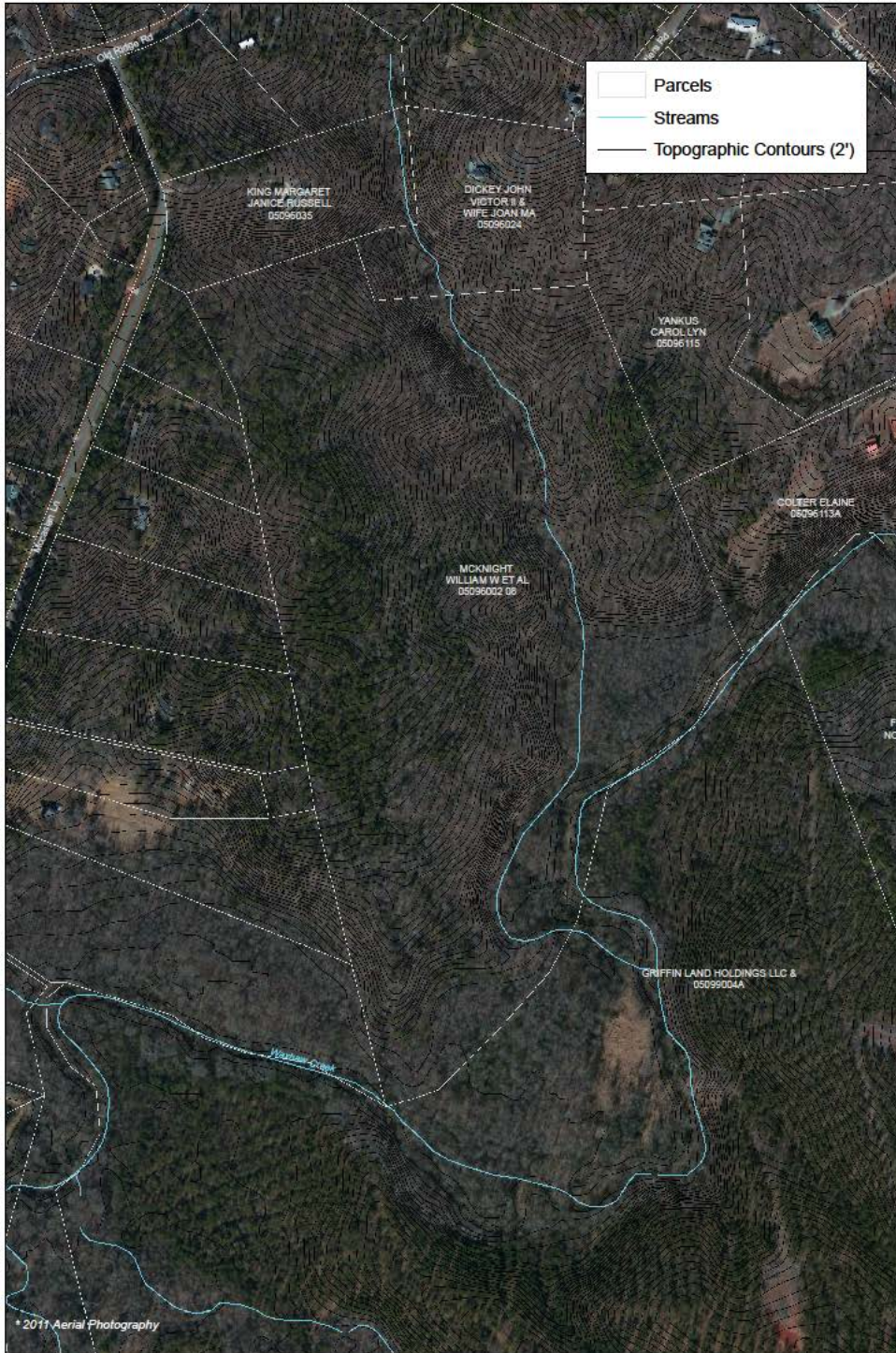


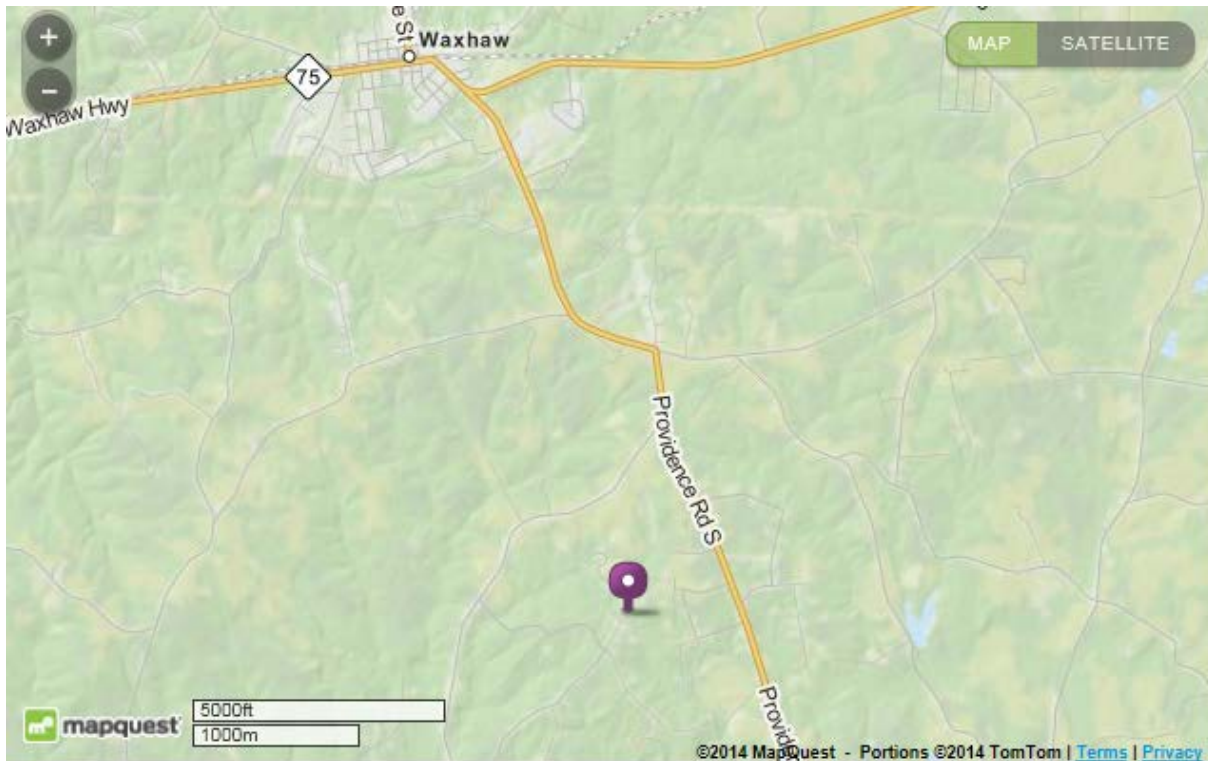
68.76 Acres for Sale in Waxhaw

LISTING	<ul style="list-style-type: none"> • MLS # 3006261 • 68 wooded acres in the Crow Creek Acres Subdivision • Access via 60' right of way at end of Old Settler's Rd.
LOCATION	Providence Road (Hwy 16) South from Charlotte to downtown Waxhaw. Cross RR tracks. Follow 16 left (East South Main Street.) Bear right on Old Providence Rd (aka Old Waxhaw Monroe), pass Sims Rd on the right and turn right to stay on Old Providence Rd. Take first right on Davis Rd and then the first left on Shady Oak. Left on Newman, cross Old Ridge Rd and then right on Old Settler's Rd. Sign at end of cul-de-sac.
Parcel ID	<ul style="list-style-type: none"> • Union County Parcel ID: 05-096-002-08
ZONING	<ul style="list-style-type: none"> • RA-40
RESTRICTIVE COVENANTS	None
ADDITIONAL INFORMATION AVAILABLE	<p>Call listing agent for:</p> <ul style="list-style-type: none"> • Timber management plan • Survey • Title work re right-of-way deeded access • Interest in conservation easement from Catawba Lands Conservancy
Pricing	<ul style="list-style-type: none"> • \$9,500 per acre • \$653,190 total
SCHOOLS	<ul style="list-style-type: none"> • Waxhaw Elementary School • Parkwood Middle School • Parkwood Highschool
ATTRACTIONS	<ul style="list-style-type: none"> • Only 3 miles from downtown Waxhaw • Only 3 miles from Cane Creek Park • Only 1 mile from Jaars
CONTACTS	Robert Bugg: (704) 719-2100 or rbugg@wildlandsrealty.com



* 2011 Aerial Photography

Area Map:



Buying or Selling Land? Accredited Land Consultants are more than just licensed real estate professionals. An ALC understands the intricacies of real estate land transactions and has demonstrated both the experience requirements and training to hold the esteemed ALC accreditation.

Contact Robert W. Bugg at Wildlands Realty to discuss your land needs. (704) 719-2100 or rbugg@wildlandsrealty.com