

*Presents....*

## **Stanley Creek Preserve**

### **Conservation Land For Sale**

- Naturally rich, this **107-acre** property is contiguous to 850 acres of land already preserved along Stanley Creek in Gaston County
- Easy access off Sandy Ford Road and within close driving distance from Gastonia and Charlotte
- An excellent value, this rare opportunity has potentially significant tax benefits for a Conservation Buyer
- Beautiful location for a secluded home place, weekend retreat or farmstead
- **Price: \$665,000**



This marvelous, mostly mature hardwood forest backs up to the Stanley Creek Forest – a 506-acre nature preserve protected by Catawba Lands Conservancy. Located off Sandy Ford Road near Mount Holly in Gaston County, it's only about a half-hour drive from Charlotte.

The property has excellent road frontage and can easily be traversed on existing farm roads. There are three spring-fed tributaries that cross the property and eventually flow into Stanley Creek.

Several knolls provide scenic views of the rolling hills and ravines — any one of which would make for an exceptional location for a home-site.

The natural features of this property are outstanding. An oak-hickory forest dominates the upland slopes and ridges, an alluvial forest fills the lower slopes next to the streams, and a bottomland forest grows within the low lying wetlands areas.

Trees include beech, oak, paw paw, white oak, southern red oak, black walnut, river birch, dogwoods and the uncommon umbrella tree (*Magnolia tripeleta*). The understory is rich with a variety of herbs, ferns and wild flowers including indian pipe, downy lobelia, cardinal flower and small woodland sunflower.

*To schedule a walk on this property or for more detailed information, or to learn more about the benefits of becoming a conservation landowner, please call:*

**Ron M. Altmann**

704-531-2637 cell: 704-877-6492 or [rmaltmann@carolina.rr.com](mailto:rmaltmann@carolina.rr.com)

*Twenty years of real estate and ten years of local land conservation experience.*

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cell: 704-877-6492

Total Acreage: 106.7 ac



- If you love the outdoors and are interested in owning a beautiful, forested property...
  - Would like having it be only a 30-40 minute drive from Charlotte...
  - Would be happy and reassured to know that it's adjacent to more than 850 acres that has been preserved and will remain natural forever...
  - Are aware that there are excellent financial incentives and tax benefits which are potentially available to conservation buyers...
- ....Then call and schedule an appointment to explore this excellent opportunity

**Conservation**  
PROPERTIES, LLC

Land Conservation Consulting and Real Estate Services