

NOTICE OF LAND SALE
Court Ordered – Public Auction
November 1, 2023

Solomon Carter Heirs / North Tract
Windsor Township
Bertie County, NC

As agent for the court, the following described tract of land is offered for sale:

LOCATION:

This tract is located approximately four (4) miles southwest of Windsor, NC on both sides of Pleasant Oak Road (SR 1102). Reference is made to the attached location map, sketch map, aerial photograph, and legal description for a more complete description.

SALE DATE: 28 November 2023 at 11 am - Bertie County Courthouse.

DESCRIPTION:

<u>Acreage:</u> Cropland.....	16 acres (+/-)
Woodland (upland).....	116 acres (+/-)
Cemetery, Powerline, & Path.....	1 acre (+/-)
TOTAL ACRES.....	133 acres (+/-)

Accessibility: Access is directly off Pleasant Oak Road (SR 1102) and on existing tract paths as shown on the attached aerial photograph and sketch map.

Boundaries: Most of the external woodland boundaries are identifiable by natural boundaries, changes in timber types, some yellow paint, red paint and white paint.

Soils: The soils on this tract are composed primarily of the Roanoke and Wahee soil types. These soils are typical of the area and are excellent for their current agricultural and forestry use. A soils map is attached.

Tax Parcel Identification Number: (NC PIN) 5891-15-8699 (Bertie County)
Tax map is attached.

LAND SALE NOTICE cont...

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DESCRIPTION cont...

Cropland: (Refer to attached Stand Type Map) 16 acres of cropland. Appears to have not been cultivated in several years. FSA Farm #: 5581 Tract#: 763

Woodland: (Refer to attached Stand Type Map) None of the standing timber is included with this land sale. All timber products have been recently sold, as referenced in the Bertie County Register of Deeds Office by Timber Deed recorded in **Book 1020 Page 671**.

GENERAL SALE CONDITIONS:

1. Sale Date: **28 November 2023 at 11:00 a.m.** at the Bertie County Courthouse door located at 108 Dundee Street, Windsor, NC 27983.
2. The North Tract will be auctioned as one single tract requiring one single bid.
3. This is a public auction to the highest bidder subject to (File # 22-SP-29 – filed with the Superior Clerk of Court in Bertie County, NC), which will be done pursuant to N.C.G.S. 46A-76 of the North Carolina Statutes. Offers may be delivered to the Bertie County Courthouse door located at 108 Dundee Street in Windsor, NC at **11:00 a.m., Tuesday, 28 November 2023**. Offers in the form of a public auction will be received promptly at **11:00 a.m., Tuesday, 28 November 2023**.
4. The property is being offered and sold “as is, where is, with all faults.” The timber on the tract has already been sold, reference the Timber Deed recorded in the Bertie County Register of Deeds Office, **Book 1020 Page 671**. The sellers, the Court and the Commissioner make no representations or warranties about the real property or its uses whatsoever.
5. The land being sold consists only of one tax parcel as shown on the attached tax map with a tax acreage of 133.06 acres (+/-).
6. Cemetery: A small family cemetery is located on the west side of SR 1102 and is not part of this sale (0.11 Acres). See attached legal description for the property.
7. Possession will be given at time of closing.

LAND SALE NOTICE cont...

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GENERAL SALE CONDITIONS cont ...

8. Hunting Rights: There are no current hunting tenants. If sold, the 2024 hunting rights will be the responsibility of the new owner.
9. Farming Rights: There are no current farming tenants. If sold, the 2024 farming rights will be the responsibility of the new owner.
10. Reforestation: Following the timber harvest, all reforestation activities and costs will be the sole responsibility of the new owner.
11. All real estate ad valorem taxes for the current year will be prorated as of the closing date. The property is not currently enrolled in the Present Use Tax Program and is not subject to Deffered Taxes. Delinquent Taxes from previous years, if owed, will be paid for by the sellers.
12. The Court and the Commissioner has provided information about the property solely for the convenience of the prospective buyer and does not guarantee or warrant map scale or accuracy, timber stand information, acreage estimates, survey map or any other information.
13. The Property will be sold subject to (a) a timber deed on the North Tract duly recorded in **Book 1020, Page 671** of the Bertie County Registry, and mortgages, deeds of trust, liens, and assessments, if any; (b) the lien of ad valorem taxes for 2023 and subsequent years; (c) valid and enforceable easements, right of way for street, public utilities and restrictions of record; and (d) such matters may be shown by a current and accurate survey of the land.
14. The property to be offered pursuant to this notice of sale is being offered for sale, transfer, and conveyance "AS IS, WHERE IS." Neither the record owners, Commissioner, nor the agents, employees or authorized representatives of the commissioner make any representation or warranty relating to the title, or any physical, environmental, health or safety conditions in, on, at, or relating to the property being offered for sale, and any and all responsibilities or liabilities arising out of or in any way relating to any such condition are expressly disclaimed.
15. A cash deposit in any amount not to exceed the greater of five percent (5%) of the amount of the bid or \$750.00 will be required of the successful bidder on the day of sale to guarantee compliance with the bid. Any successful bidder shall be required to tender the full amount of the purchase price so bid and the county transfer tax and revenue stamps in cash or certified check at the time the Commissioner tenders to him/her a deed for the property or attempts to tender such deed. Should said successful bidder fail to pay the amount of the purchase price so bid at that time, he or she shall remain liable of the bid as provided by law.

LAND SALE NOTICE cont...

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GENERAL SALE CONDITIONS cont.....

16. The bid will remain open for ten (10) days for the filing of upset bids pursuant to N.C. Gen. Stat. Sec. 1-339.25. The sale will be subject to confirmation by the Court as provided by law.

SUMMARY:

The Solomon Carter Heirs / North Tract has investment opportunities. A new stand of trees can be established following the clearcut harvest. Hunting opportunities including deer, turkey and other small game are available on the tract. This land sale information is posted on a website for your convenience at www.timberlandsunlimited.com.

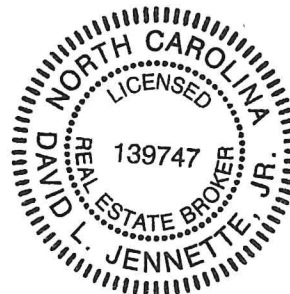
A great effort has been made in the collection of data and in the preparation of this **NOTICE** to be accurate, honest, and professional. The information contained in this **NOTICE** is believed to be true; however, neither The Commissioner nor the Court or the owners of record guarantee this information. This Notice of Land Sale is provided for the buyer's comparative analysis only. If you have questions, please contact the court.

Respectfully submitted:

**Bertie County Clerk of Superior
Court File # 22-SP-29**



David L. Jennette, Jr.
Commissioner



Solomon Carter Heirs

North Tract

Legal Description

Those certain tracts or parcels of land located in Windsor Township, Bertie County, North Carolina, more particularly described as follows:

TRACT ONE: That certain tract of land which Solomon Carter acquired by deed from Caroline Carter of record in the office of the Register of Deeds of Bertie County in Book 124, page 69, which tract contains 46 acres, more or less.

TRACT FOUR: That certain tract of land which Solomon Carter acquired by deed from John J. Taylor et ux, of record in Book 160, page 297, which contains 86 acres, more or less.

LESS AND EXCEPT, however, the cemetery lot containing 0.11 acre, more or less, which is bound by the Solomon Carter lands on the North, South, and West by S.R. 1102 on the East, and which is more particularly described as follows:

Beginning at an iron pipe at the Westerly edge of the right of way of S.R. 1102, said iron pipe being located North 14 degrees West 1041 feet along the Westerly edge of said right of way from a railroad iron at the edge of said right of way, which railroad iron is located at the Northeasterly corner of property of the Lula Hargrove Parker Estate, dated August 16, 1972, prepared by L.T. Livermon, Registered Land Surveyor, and of record in Map Book 6, page 13, in the office of the Register of Deeds in Bertie County; and, having thus located the point of beginning, thence North 79 degrees West 102 feet to an iron pipe; thence North 12 degrees East 50 feet to an iron pipe; thence South 79 degrees East 102 feet to an iron pipe in the Westerly edge of the right of way of S.R. 1102; and thence South 12 degrees West 50 feet along the Westerly edge of said right of way to the point of beginning.