



Timberlands Unlimited

Box 650, Windsor, N.C. 27983

NOTICE OF LAND SALE

(Sealed Bid-Lump Sum)

December 20, 2023

PEEL TRACTS

Bethel Township
Pitt County, NC

As agents for the owner, we are proud to offer for sale the following described tracts of land.

LOCATION:

The Peel tracts are located approximately (3) three miles southeast of Bethel, NC on both sides of NC Hwy. 30. Reference is made to the attached Location Map, Aerial Photographs and Tax Cards for a more complete description.

Sale Date: 6 February 2024 at 11:00 am at Timberlands office.

DESCRIPTION:

<u>Acreage:</u> Cropland.....	45 acres (+/-)
Woodland.....	72 acres (+/-)
Existing Paths, Ditches, etc.....	5 acres (+/-)
TOTAL ACRES.....	122 acres (+/-)

Accessibility: Excellent directly off of NC Hwy. 30 and State Road #1510 shown on the attached Aerial Photographs and Tax maps.

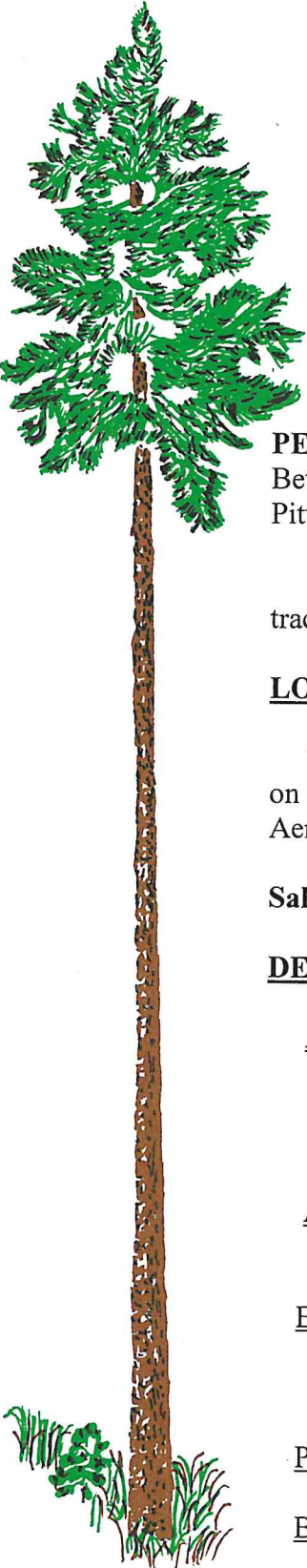
Boundaries: Most of the external woods boundaries are identifiable by existing **RED** paint. Cropland is mostly identifiable by ditches, paths or changes in the adjoining land.

Pitt County Tax Parcel Identification Number: 24580 & 24579

Buildings: None.

Cropland: FSA Farm #3254 – Tract #8485 and #1972. FSA maps are attached.

Specializing In:
Forest Management Services
Timber Sales
Appraisals and Inventories
Silvicultural Services
Real Estate and Land Sales



LAND SALE NOTICE cont...

PEEL TRACTS

DESCRIPTION cont...

Two Tracts For Sale: These are two separate tracts being offered for sale (Home and Whitehurst Tracts). Each tract is described separately in the attached pages of this notice. Bids can be submitted on individual tracts or on both tracts combined. Refer to the attached Offer to Purchase sheet.

GENERAL SALE CONDITIONS:

1. **Sale Date: 6 February 2024 at 11:00 am at the Timberlands Unlimited office.**

2. The Peel Tracts are being offered for sale as follows:

HOME TRACT	94.8 acres (+/-)	(Cropland – 18.5 acres +/-) (Woodland – 72 acres +/-) (Paths/Ditches –4.3 acres +/-)
WHITEHURST TRACT	27.3 acres (+/-)	(Cropland – 27.1 acres +/-) (Path/Ditches – 0.2 acres +/-)
2 TRACTS COMBINED	122 acres (+/-) Total	(Cropland – 45 acres) (Woodland – 72 acres) (Paths/Ditches -5 acres)

3. This is a sealed bid, lump sum sale. Sealed bids (written offers) may be mailed, e-mailed or delivered to Timberlands Unlimited at 305 S. King Street in Windsor, NC on or prior to **11:00 am, Tuesday, February 06, 2024**. Bids will be opened promptly at 11:00 a.m., Tuesday, February 6, 2024. Please use the Offer to Purchase form attached to this Sale Notice.
4. The property is being offered and sold “as is, where is, with all faults.” The seller and the seller’s agent make no representations or warranties about the real property or its uses whatsoever. All acreage figures are estimates and subject to change based on matters of survey.
5. Terms: The owner requires cash at closing.
6. At time of closing, the seller will pay for deed preparation, revenue stamps, prorated property taxes and seller’s agent fees. Buyer shall bear the expense of searching title and the full cost of any title insurance premiums, boundary surveying, deed recording and all other costs of the sale. The closing must occur within sixty days after the seller accepts an offer.
7. Possession will be given at time of closing.

LAND SALE NOTICE cont...

PEEL TRACTS

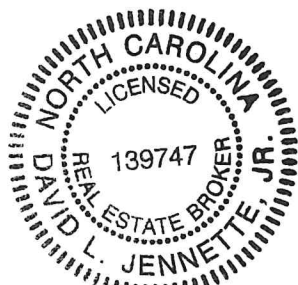
GENERAL SALE CONDITIONS cont...

8. 2023 Farming Rights: The farming rights have been leased for 2023. These rights will be honored and will expire on 31 December 2023. Any sale will be subject to the 2024 farming rights. All 2023 rental income will be paid to the seller. If the property is successfully sold, the 2024 farming rights will be the responsibility of the new owner(s)(buyer).
9. Hunting Rights: There is no current hunting lease on the properties. If sold the new owner(s) will be responsible for the 2024 hunting rights.
10. All real estate ad valorem taxes for the current year will be prorated as of the closing date. Seller requires that a use value tax application be signed by the successful buyer(s) transferring the use value tax treatment with the property.
11. The owner reserves the right to refuse any and all offers to purchase and reserves the right to award the sale of the tracts in whatever manner that she decides at her sole discretion to be in her best interest.
12. Seller and Seller's Agent 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, number of trees, timber volumes, or any other information.
13. Seller's Agent will notify all bidders of the sale results of the sale within seven (7) days from the date of the bid opening.

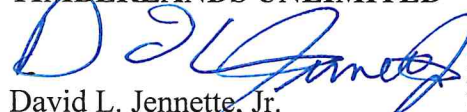
SUMMARY:

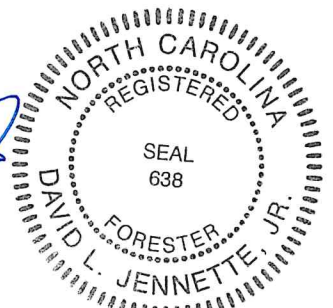
The Peel Tracts provides the prudent investor with a timber stand that can provide good future income. The farmland will provide excellent annual income. Hunting opportunities including deer, turkey, etc. are available on the tract. Please take time to visit this tract as well as our website at www.timberlandsunlimited.com for additional information on this and other available tracts.

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 Timberlands Unlimited nor the owner guarantees this information. This Notice of Land Sale is provided for the buyer's comparative analysis only. If you have questions, or if you would like for us to show you this land, please do not hesitate to call us.



Respectfully submitted:
TIMBERLANDS UNLIMITED


David L. Jennette, Jr.
Timberlands Manager



PEEL TRACTS
Bethel Township
Pitt County, N.C.

HOME TRACT
(94.8 ACRES +/- TOTAL)

TRACT INFORMATION

Acreage: Cropland..... 18.5 Acres (+/-)
Woodland..... 72 Acres (+/-)
Existing Paths/Ditches..... 4.3 Acres (+/-)
TOTAL ACRES..... 94.8 Acres (+/-)

Location: Approximately three miles southeast of Bethel, N.C. on the north side of NC Highway 30.

Access: Directly off of NC Highway 30 as shown on the attached aerial photograph and tax map.

Boundaries: Most of the external boundary lines can be identified by **RED** paint, ditches, field borders etc.

Soils: The woodland is made up of Rain soils and the cropland contains Exum soils. These soils are typical for the area and are excellent for timber growing and agricultural purposes. A soils map is attached.

Buildings: None

Cropland: The cropland appears well maintained and in active crop production. FSA map is attached. FSA Farm #3254. FSA Tract # 8485.




Pitt County Tax Parcel #: 24579.

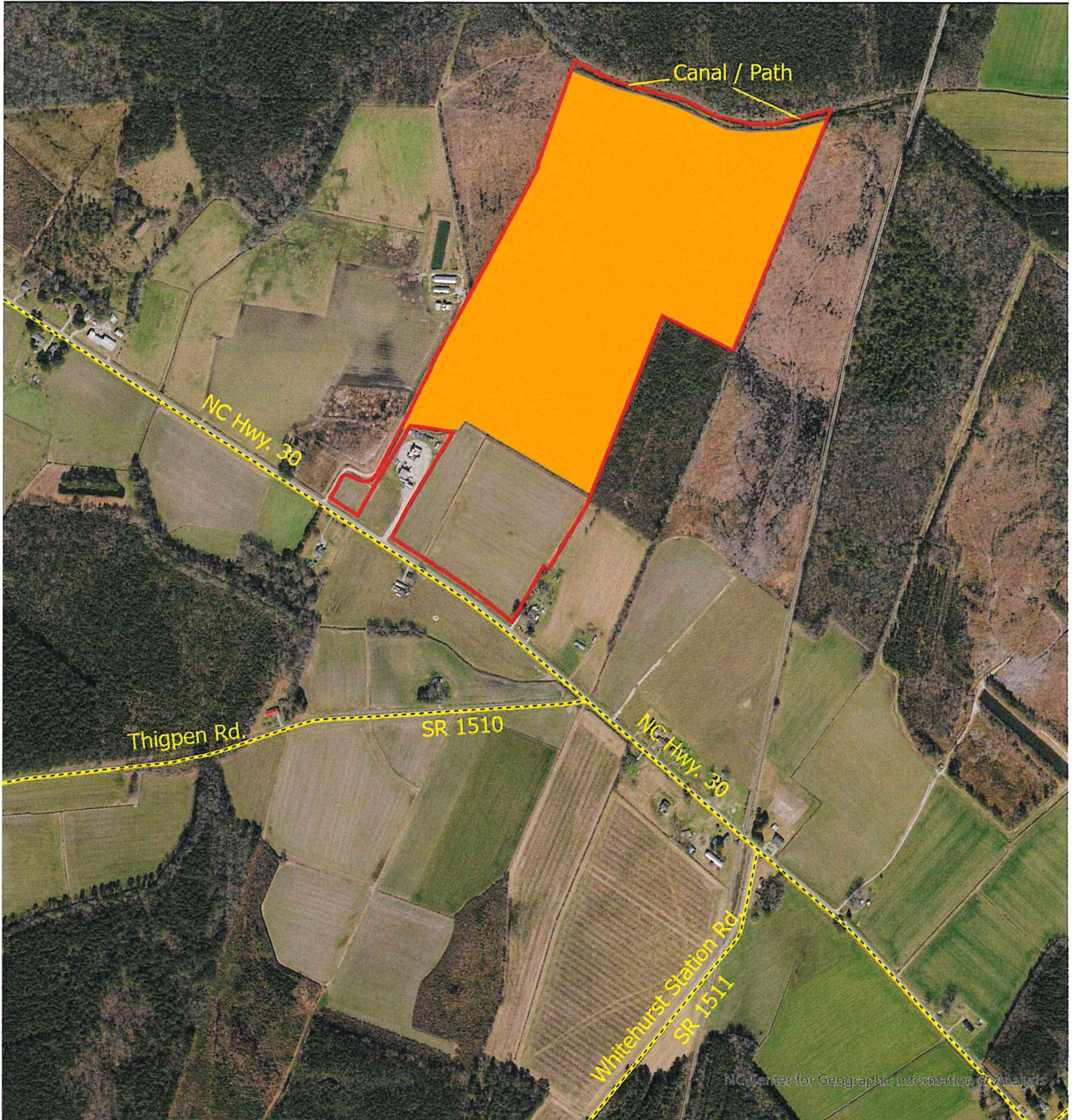
Timber: (Refer to attached Stand Type Map)

2014 Pine Plantation (GREEN on Stand Type Map – 72 Acres +/-) The timber on this tract was clearcut harvested in 2013. The area was planted with loblolly pine in February of 2014 followed by an aerial herbicide application in October 2014. Pine stocking appears adequate in most portions of the stand. With adequate protection and timely silvicultural activities, this stand can produce quality pine timber. Currently this stand is considered pre-merchantable.

Stand Type Map

Peel / Home Tract
Bethel Township
Pitt County, NC

-  Tract Boundaries (94.8 Ac.)
-  2014 Pine Plantation (72 Ac.)
-  State Roads
- Cropland / Fields (18.5 Ac.)
- Field Ditches, Canal & Path (4.3 Ac.)



Timberlands Unlimited
PO Box 650, Windsor, NC 27983
Phones: Office (252) 794-3642
Fax: (252) 794-2829 E-mail: foresters@timberlandsunlimited.com

December 2023
1 inch equals 800 feet

PEEL TRACTS
Bethel Township
Pitt County, N.C.

WHITEHURST TRACT
(27.3 ACRES +/- TOTAL)

TRACT INFORMATION

Acreage: Cropland..... 27.1 Acres (+/-)
Existing Paths/Ditches..... 0.2 Acres (+/-)
TOTAL ACRES.....27.3 Acres (+/-)

Location: Approximately three miles southeast of Bethel, N.C. on both sides of the Thigpen Road (State Road #1510).

Access: Directly off of the Thigpen Road (SR# 1510) as shown on the attached aerial photograph.

Boundaries: The boundary lines can be identified by changes in crops, existing ditches and edge of adjoining woods.

Soils: Cropland soils are composed primarily of the Exum Series. This soil is typical for the area and are excellent for its current agricultural use. A soils map is attached.

Buildings: None


Cropland: The cropland is well maintained, well drained and in active crop production. FSA map is attached.
FSA Farm # 3254 FSA Tract #1972

Pitt County Tax Parcel #: 24580

Timber: None.

Aerial Photograph

Peel / Whitehurst Tract
Bethel Township
Pitt County, NC

-  Tract Boundaries (27.3 Ac.)
-  State Roads



Cropland / Fields (27.1 Ac.)
Ditches & Paths (0.2 Ac.)



NC Center for Geographic Information & Analysis



Timberlands Unlimited
PO Box 650, Windsor, NC 27983
Phones: Office (252) 794-3642
Fax: (252) 794-2829 E-mail: foresters@timberlandsunlimited.com

December 2023
1 inch equals 660 feet